PESTELL & Co

ESTABLISHED 1991









WOODLANDS PARK DRIVE, WOODLANDS PARK
GUIDE PRICE - £530,000

- ***100% SDLT CONTRIBUTION***
- NHBC AWARD WINNING DEVELOPMENT
- A TRADITIONALLY BUILT 3 STOREY, 3 BEDROOM, SEMI-DETACHED HOME
- DECORATIVE STONEWORK FEATURES INCLUDING HADDENSTONE WET CAST PORTICOS AND STONE BANDINGS
- BURBIDGE KITCHEN WITH FITTED APPLIANCES
- ROCA SANITARYWARE THROUGHOUT
- INTERNAL DETAILING SUCH AS ORNATE COVING, CEILING ROSES & ARCHITRAVE ROSETTES
- FITTED CARPETS AND WINDOW DRESSINGS, PATIO AND TURFED GARDENS
- INTEGRATED PV ELECTRICITY GENERATING ROOF MODULESA
- CAR CHARGER READY SINGLE GARAGE, BLOCK PAVED DRIVEWAY

100% SDLT CONTRIBUTION The Lapwing is an impressive Regency styled three bedroom semi-detached house with accommodation set over three floors. This home reflects the late Georgian and early Regency period with its Architectural features such as the Haddenstone Portico entrance and stone cast string course banding. Every home on this phase also has photovoltaic array (PV panels) to help keep those electricity bills low and a dedicated electricity supply point is ready for your chosen car charger. Internally, the property boasts versatile and spacious accommodation comprising a kitchen diner with separate utility room, home office/playroom, first floor living room with stone fireplace, two bedrooms with en-suites and a well-appointed family bathroom. Externally, Plot 388 offers off-street parking with a garage and block paved driveway. To the rear, the garden enjoys an entertaining patio and turfed lawn.



















Ground Floor

Kitchen Diner 6.08m x 4.69m (19'11" x 15'5")
A thoughtfully designed high quality Burbidge kitchen diner benefiting from quality integrated appliances and a range cooker. Silestone quartz worksurfaces. Under sunk composite sink unit with mixer tap. Tiled flooring. French doors to rear garden, window to side and door to:

Utility Room 2.01m x 1.77m (6'7" x 5'10")
With matching fitted cupboards and Silestone quartz worksurface keeping all the laundry appliances in one place. Under sunk composite sink unit with mixer tap. Tiled flooring. Window and door to rear garden.

Study/Snug Room 2.72m x 2.42m (8'11" x 7'11")
A dual aspect second reception room with a variety of use options of either home office, child's playroom or TV room. Fitted carpet and power points.

Cloakroom 1.68m x 0.875m (5'6" x 2'10")
Comprising Roca sanitaryware and built-in wash basin storage unit. Half tiled surround and tiled floor, obscure window to front.

1st Floor

Living Room 4.69m x 3.97m (15'5" x 13'0")
A living room with windows to rear. Feature quality Stone fireplace with an electric flame effect fire. The room also benefits from TV and CAT 6 cabling points.

Bedroom 3 - 4.69m x 2.72m (15'5" x 8'11")
With windows to front aspect, ceiling lighting and fitted carpet.

Family Bathroom 2.03m x 1.97m (6'8" x 6'6")
A three-piece suite with Roca sanitaryware comprising panel enclosed bath with mixer tap and shower attachment, wash hand basin with integrated storage cupboard under and touch lit mirror above. Close coupled WC. Chromium heated towel rail. Half tiled surround. Obscure window to side.

2nd Floor

Bedroom 1 - 4.69m x 3.98m (15'5" x 13'1")
With window to rear aspect, large recess for dressing area, ceiling lighting, fitted carpet, door to:

En-suite 2.04m x 1.72m (6'8" x 5'8")
Comprising an enclosed shower cubicle with an Aqualisa thermostatic control unit. Wash hand basin with integrated storage cupboard under and touch lit mirror above. Low level WC with integrated flush. Chromium heated towel rail. Tiled surround. Obscure window to rear.

Bedroom 2 - 4.69m x 2.75m (15'5" x 9'0")
With windows to front aspect, ceiling lighting, fitted carpet, door to:

Ensuite 1.85m x 1.81m (6'1" x 5'11")
Comprising an enclosed shower cubicle with an Aqualisa thermostatic control unit. Wash hand basin with integrated storage cupboard under and touch lit mirror above. Close coupled WC. Chromium heated towel rail. Tiled surround. Obscure window to side.

OUTSIDE

Garden, Garage and Parking
The fully turfed garden enjoys an entertaining patio area, outside lighting and water point, retained by close boarded fencing with personnel gate. Car charger ready single garage & block paved driveway parking.







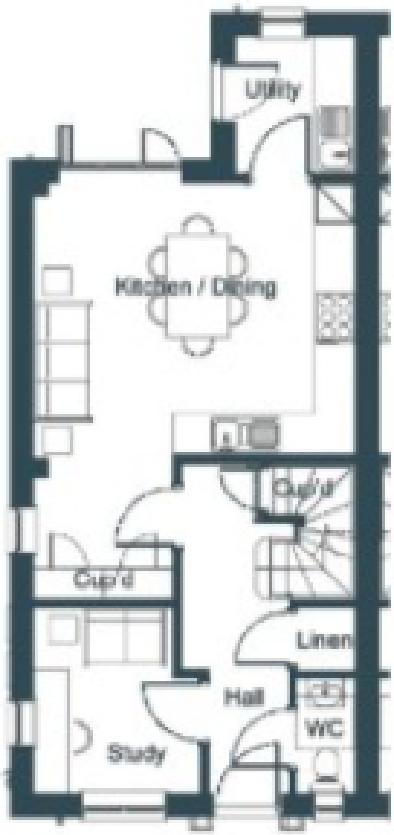
DETAILS

EPC:

TO FOLLOW

FLOOR PLAN:

Ground Floor



First Floor



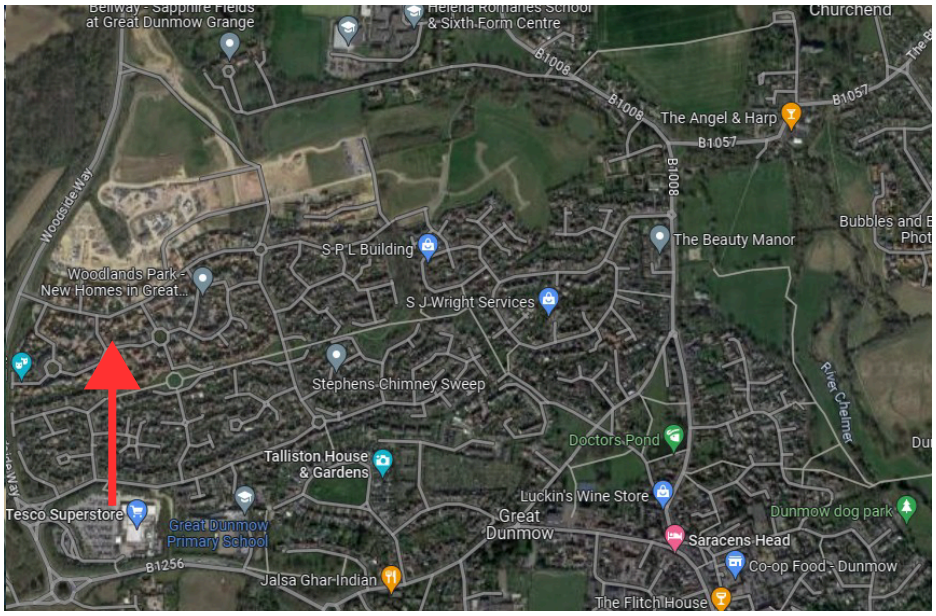
Second Floor



GENERAL REMARKS & STIPULATIONS

Woodlands Park, on the edge of Great Dunmow, offers walking distance access to schooling for both Junior and Senior year groups, boutique shopping and recreational facilities. Woodlands Park is a short drive away from the mainline railway station at Bishop's Stortford which serves London Liverpool Street, Cambridge and Stansted Airport, also the M11 and M25 motorways are only a short drive via the A120, giving easy onward access to London and the North.

DIRECTIONS



FULL PROPERTY ADDRESS
Plot 388 Lapwing, Woodlands Park Drive, Woodlands Park, Great Dunmow, Essex, CM6 1XZ

COUNCIL TAX BAND
Band TBC

SERVICES
Gas fired central heating, mains drainage & water

LOCAL AUTHORITY
Uttlesford District Council, London Road, Saffron Walden, CB11 4ER

AGENTS NOTE: We believe the information supplied in this brochure is accurate as of the date 10/10/2026. The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.,), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.,) will be included in the sale.

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ESTABLISHING OURSELVES AS LEADING LOCAL AGENTS FOR OVER 35 YEARS!



WE HAVE IT COVERED, DON'T HESITATE TO CONTACT ONE OF OUR EXPERIENCED TEAM FOR FURTHER INFORMATION!

Would you like a free home valuation?

Want to change agent and get your property sold?

Do you have a property that you would like to rent but uncertain how to go about it?

Interested in land acquisition?

Do you have a commercial property to sell or let?

Are you a developer looking for an agent to market or value your site?