

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets

and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Daniel Brewer

51 High Street
Great Dunmow
Essex, CM6 1AE

Telephone • 01371 856585
Website • www.danielbrewer.co.uk
E-mail • info@danielbrewer.co.uk

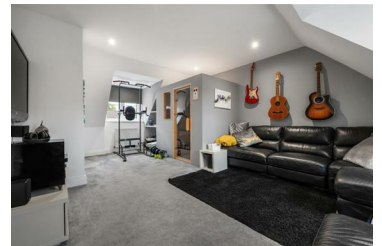
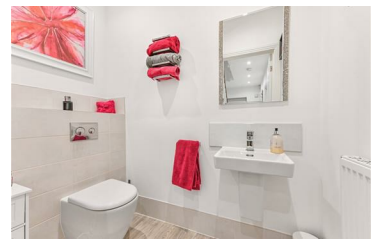
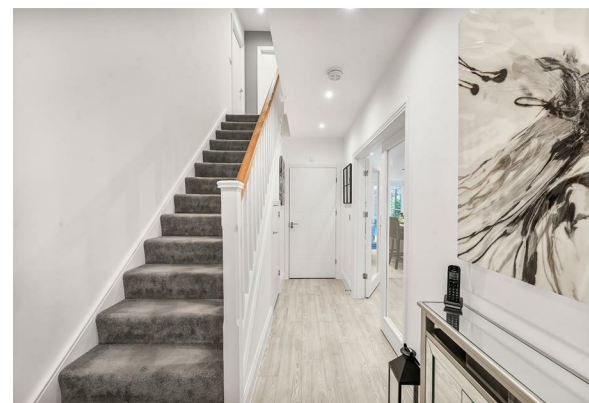
VENTNOR ROAD, QUENDON, SAFFRON WALDEN, ESSEX,
CB11 3NT

£775,000



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Located on a private close of fourteen properties is this substantial five bedroom detached family home boasting a south facing rear garden backing onto open playing fields. The ground floor accommodation comprises:- living room, study, kitchen/breakfast/dining room, utility room, cloakroom and entrance hall. On the first floor are three bedrooms with dressing area & ensuite facilities to the principal bedroom, a secondary en-suite to bedroom two and a family bathroom. A further two double bedrooms are placed on the second floor along with a shower room. Externally the property further benefits from a double length garage and driveway parking.





Shower Room
Velux window to front aspect, walk-in shower with rainfall head & additional attachment, concealed cistern W.C, wash hand basin with pedestal, heated towel rail, part tiled walls, tiled flooring, inset spotlights, extractor fan.

South Facing Garden
To the rear of the property is a patio area leading to the remainder lawn with a variety of mature shrubs & flower beds. An additional patio area is conveniently positioned to the foot of the garden. A summer house/studio is tucked away at the bottom of the garden boasting power and double doors. To the side of the property is a timber gate providing side access to the driveway. The garden further benefits from power, lighting and an external water tap.

Double Length Garage With Driveway Parking
To the side of the property is a block paved driveway leading to a double legth garage with up & over door, power, lighting, single door to side aspect and a pitched roof for storage. The garage has been partly converted into an aquatics room but could be used for various purposes. An electric car charging point is conveniently placed on the driveway.

Agent Notes
Subject To Annual Estate Charge Of £900 Per Annum (Supplied by the current owners).

- Five Bedroom Detached Executive Home
- Double Length Garage With Driveway Parking
- South Facing Rear garden
- Views Over Playing Fields
- Private Close Location
- Two Reception Rooms
- Kitchen/Breakfast/Dining Room
- Utility Room & Cloakroom
- Two En-Suites, Family Bathroom & Shower Room
- 2487 Square Feet Of Accommodation

Entrance Hall
Amtico flooring with underfloor heating, inset spotlights, power points, stairs rising to the first floor landing, understairs storage cupboard, power points, doors to

Cloakroom
W.C, wash hand basin with pedestal, Amtico flooring with underfloor heating, inset spotlights, extractor fan.

Living Room
16'11" x 12'10" (5.16m x 3.91m)
UPVC double glazed bay window to front aspect, carpeted flooring with underfloor heating, T.V point, power points, French doors to.

Study
12'10" x 9'3" (3.91m x 2.82m)
UPVC double glazed French doors leading to the rear garden, carpeted flooring with underfloor heating, power points.

Kitchen/Dining Room
26'11" x 12'6" (8.20m x 3.81m)
UPVC double glazed window to front aspect, base and eye level units with Granite working surfaces over, complimentary island with Granite working surface & breakfast bar area, inset Siemens oven, inset Siemens combi-oven, inset five ring gas hob with extractor over, integrated dishwasher, integrated fridge/freezer, twin bowl sink with drainer unit, Amtico flooring with underfloor heating, T.V point, power points, inset spotlights, UPVC double glazed French doors leading to the rear garden, door to.

Utility Room
Base and eye level units with complimentary working surface over, space for washing machine, space for tumble dryer, inset sink with drainer unit, Amtico flooring with underfloor heating, power points, UPVC partly glazed single door leading to the rear garden.

First Floor Landing
UPVC double glazed window to front aspect, built-in storage cupboards, radiator with cover, power points, inset spotlights, stairs rising to the second floor landing, doors to.

Principal Bedroom
12'11" x 12'7" (3.94m x 3.84m)
UPVC double glazed window to front aspect, radiator, power points, T.V point, door to.





Dressing Area
UPVC double glazed window to side aspect, a range of fitted wardrobes & drawers, radiator, power points, door to.

En-Suite
UPVC double glazed opaque window to rear aspect, enclosed shower with rainfall head & additional attachment, twin wash hand basins with vanity units below, concealed cistern W.C, heated towel rail, part tiled walls, tiled flooring, inset spotlights, extractor fan.

Bedroom Two
12'11" x 10'10" (3.94m x 3.30m)
UPVC double glazed window to rear aspect, radiator, power points, T.V point, door to.

En-Suite
UPVC double glazed opaque window to side aspect, enclosed shower with rainfall head & shower attachment, wash hand basin, concealed cistern W.C, heated towel rail, part tiled walls, tiled flooring, inset spotlights, extractor fan.

Bedroom Three
12'10" x 8'3" (3.91m x 2.51m)
UPVC double glazed window to front aspect, built-in double wardrobe, radiator, power points.

Family Bathroom
UPVC double glazed opaque window to rear aspect, enclosed bath with mixer taps & shower attachment, wash hand basin with vanity unit below, concealed cistern W.C, heated towel rail, part tiled walls, tiled flooring, inset spotlights, extractor fan.

Second Floor Landing
Double doors to storage cupboard, doors to.

Bedroom Four
20'4" x 10' (6.20m x 3.05m)
UPVC double glazed window to front aspect, Velux window to rear aspect, built-in sauna, radiator, power points, inset spotlights.

Bedroom Five
21'1" x 12'11" (6.43m x 3.94m)
UPVC double glazed window to front aspect, Velux window to rear aspect, radiator, power points, inset spotlights.

