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3, Nursery Close, Bishop's Stortford, Herts, CM23 3HR

Guide price £525,000

A very well presented and thoughtfully extended 3/4 bedroom semi detached house which has gas central heating and double glazing throughout.

The impressive accommodation comprises: Entrance hall, fitted kitchen with built-in in appliances, large dual aspect sitting room, downstairs cloakroom, separate dining room with stairs leading up to a very useful room which could be an office, playroom or a fourth bedroom. The majority of the first floor rooms are approached via a staircase from the entrance hall where there are three well proportioned bedrooms and a modern bathroom.

The property is located at the end of a small residential cul-de-sac and has an 'L' shaped driveway which provides off-street parking for two to three cars. The rear garden is larger than average and also extends to one side of the house where there is a raised decked patio area.

This property is ideally located for commuters, being only a short walk to the mainline railway station which offers an excellent service on the Cambridge to Liverpool St. line with a link to Stansted Airport. The town centre is also a short walk and it has an extensive range of shopping, eating and entertainment establishments. Windhill 21 Primary School is also within walking distance.
EPC Pending. Council Tax Band C.

Relocation agent network relocation-agent-network.co.uk rightmove allAgents.co.uk The Property Ombudsman

Front Door To:

Entrance Hall
Double glazed windows to the front aspect. Wood effect laminate flooring. Stairs to the first floor. Radiator. Understairs cupboard. Cupboard housing Ideal gas fired combination boiler.
Doors to sitting room and kitchen.

Fitted Kitchen
9'11" x 8'7" (3.034 x 2.617)
Fitted with an extensive range of stylish handle less gloss grey units and composite white quartz style work tops.
Integrated appliances include: Stainless steel gas hob with matching splashback, stainless steel chimney style extractor hood, stainless steel oven, washing machine and fridge/freezer.
Stainless steel single drainer, one and a half bowl sink unit, swan neck mixer tap with pull-out pan washer and cupboards below.
Adjacent and opposite work surfaces with cupboards and drawers below. One double and five single eye level wall cupboards with lighting below. Wood effect laminate flooring.
Double glazed door and window to the rear aspect.
One of the cupboards houses a Combinate limescale prevention device.



Sitting Room

22'10" x 11'5" (6.973 x 3.488)

A very spacious room which is well lit by double glazed windows to the front and rear aspects.

TV point. Two radiators. Wood effect laminate flooring. Arch to:









Dining Room

13'11" max x 12'11" max (4.246 max x 3.956 max)
This room forms part of a very useful addition to the house and enjoys pleasant aspect overlooking the rear and side garden.
Double glazed windows to the front and rear aspects plus two sets of double glazed French doors which open out onto a raised deck area to the side of the house.
Wood effect laminate flooring. Radiator. Two wall light points. Understairs cupboard. Stairs leading up to the upper floor accommodation. Door to:





Downstairs Cloakroom

7'7" x 2'7" (2.334 x 0.792)
Wall mounted wash basin with mixer tap and tiled splashback. Low level WC. Radiator. Double glazed window to the rear aspect. Wood effect laminate flooring.



Study/Playroom/Bedroom

13'5" x 12'11" max (4.097 x 3.954 max)
This impressive room can be put to a number of different uses. It has a vaulted ceiling with exposed timbers and is well lit by a double glazed window to the side aspect and Velux double glazed skylight windows to the front and rear.
Feature vertical radiator. Three ceiling mounted spotlights..
N.B. Not all of the room is at full head height which means that the useable space is 4.097m (13'5") x 2.729m (8'11").





First Floor Landing
Hatch to loft space which is approached via a retractable wooden ladder and is part boarded with a light connected.

Bedroom One
10'2" x 10'1" plus door recess (3.124 x 3.098 plus door recess)
Radiator. Double glazed window to the rear aspect.





Bedroom Two
12'7" x 8'9" plus large door recess (3.840 x 2.682 plus large door recess)
Radiator. Double glazed window to the front aspect.





Bedroom Three
8'4" x 7'5" (2.563 x 2.267)
Radiator. Double glazed window to the front aspect. Wood effect laminate flooring.



Bathroom
6'10" x 5'8" (2.102 x 1.734)
Fitted with a modern white suite and complementary tiling.
Wall mounted vanity wash basin with mixer tap and drawer below. Low level WC. Panel bath with tiled splash surround, mixer tap with hand held shower attachment, wall mounted shower with overhead attachment.
Double glazed window to the rear aspect.



Rear/Side Garden
A larger than average 'L' shaped garden to the rear and one side of the house. It measures approximately 60' x 70' max.
Enclosed by 6' fencing to one side and rear and by an established hedge to the other boundary.
Flower beds. Various shrubs. Door to the garage.
To the side of the house is a raised decked patio area which is enclosed by an ornate balustrade and has storage underneath.







Further Views Of The Garden







Front Garden
'L' shaped driveway with permeable paving providing off-road parking for two to three cars. Outside light. Ornate slate area with conifer bushes. Gated access to the rear garden.

Garage
18'2" x 9'1" (5.551 x 2.792)
Up and over door. Two windows to the side aspect. Door to the rear garden.

LOCAL INFORMATION
Essential information on transport links, shops, hospitals & doctors plus schools with their contact details & performance ratings is available on our website: www.lednor.co.uk
Find the property you are interested in and then select premium brochure.

In this brochure you will find larger photographs, floor plan, Energy Performance Certificate and loads of useful information about the area that the property is located.

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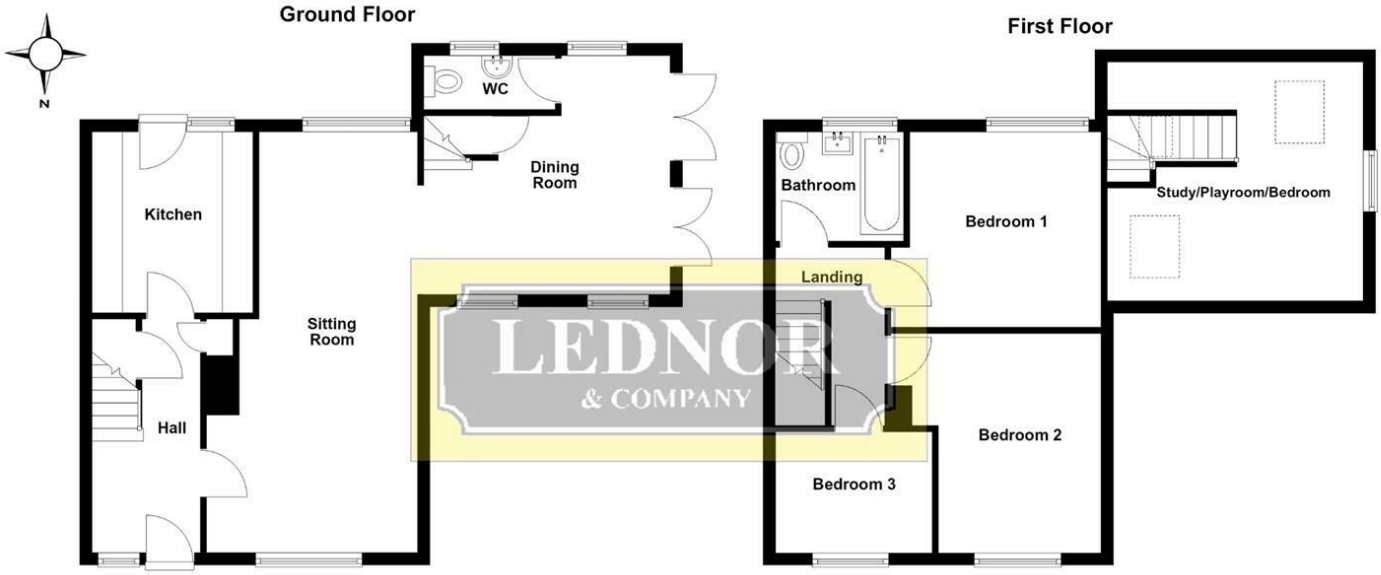
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For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide.
We have not carried out a survey, nor tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes are approximate and should not be relied upon for carpets and furnishings. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. Any stated plot size is intended merely as a guide and has not been officially measured or verified. We have not checked the legal documents to verify the freehold/leasehold status of the property and purchaser is advised to obtain clarification from their solicitor or surveyor.
MONEY LAUNDERING REGULATIONS 2003. Intending purchaser will be asked to produce identification documents and we would ask for your co-operation in order that there be no delay in agreeing the sale.



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This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE