



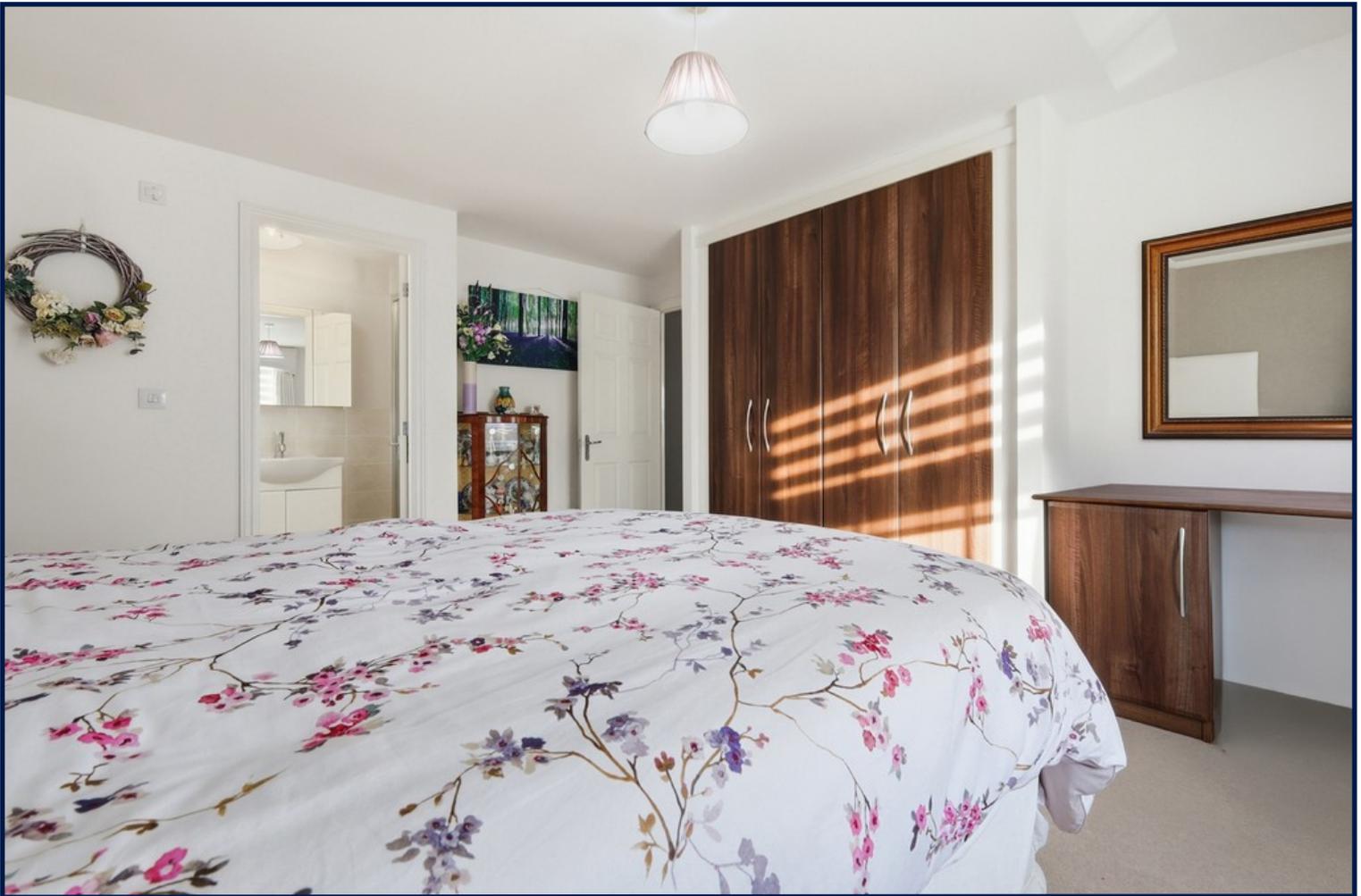
CHAMPNEYS WAY, LITTLE CANFIELD

GUIDE PRICE – £585,000

- 4 BEDROOM DETACHED FAMILY HOME
- LARGE LIVING ROOM
- KITCHEN BREAKFAST ROOM WITH INTEGRATED APPLIANCES
- DINING ROOM WITH FRENCH DOORS TO REAR GARDEN
- DOWNSTAIRS CLOAKROOM & UTILITY ROOM
- EN-SUITE TO PRINCIPAL BEDROOM
- BUILT-IN WARDROBES TO ALL BEDROOMS
- FOUR PIECE FAMILY BATHROOM
- DOUBLE GARAGE & AMPLE OFF-STREET PARKING
- BEAUTIFULLY MANICURED REAR GARDEN

We are delighted to offer this spacious 4 bedroom detached home, located on the popular Priors Green development. The property consists of a large living room, dining room with French doors to rear garden, kitchen breakfast room with integrated appliances, home office, utility room and a downstairs cloakroom. There are built-in wardrobes to all 4 bedrooms, an en-suite to the principal bedroom and a four piece family bathroom. Externally, there is a pathway leading to the front door with flower beds enjoying well-manicured hedging, ample off-street parking and a double garage enjoying eaves storage, power and lighting. To the rear, there is a beautifully manicured garden split into entertaining patio, lawn, flower beds and a timber summerhouse.





With composite panel and obscure glazed front door with matching sidelight opening into:

Entrance Hall

With ceiling lighting, stairs turning to first floor landing, wall mounted radiator, power points, wood effect Amtico flooring, doors to rooms.

Living Room 17'10" x 12'2"

With bay window to front, further window to side, ornamental fireplace with wood surround and stone hearth, wall mounted radiators, TV and power points, fitted carpet, ceiling lighting, glazed twin doors into:

Dining Room 11'0" x 9'0"

With French doors leading out to the landscaped rear garden, ceiling lighting, wall mounted radiator, power points, wood effect Amtico luxury vinyl floor.

Kitchen Breakfast Room 11'0" x 10'10"

Comprising an array of eye and base level cupboards and drawers with complimentary stone effect worksurface and splashback, further tiled splashback above, 6-ring gas stainless steel hob with stainless steel splashback and extractor fan above, integrated double oven, integrated fridge freezer, integrated dishwasher, 1 1/2 bowl single drainer composite sink unit with mixer tap, window overlooking rear garden, inset ceiling downlighting, counter display lighting, wall mounted radiator, tile effect luxury vinyl Amtico flooring, door leading through to:

Utility Room

Comprising matching eye level cupboards and drawers with complimentary stone effect worksurface and splashback, tiled splashback above, single bowl single drainer stainless steel sink unit with mixer tap, recess plumbing and power for both washing machine and tumble dryer, cupboard housing Glowworm boiler that was recently installed 2 years ago, ceiling lighting, extractor fan, power points, tile effect Amtico luxury vinyl flooring, uPVC glazed door to rear garden.

Home Office 9'5" x 8'3"

With window to front, ceiling lighting, wall mounted radiator, power points, wood effect luxury vinyl Amtico flooring.

Cloakroom

Comprising a close coupled WC, vanity mounted wash hand basin with mixer tap and tiled splashback, ceiling lighting, extractor fan, wall mounted radiator, tile effect linoleum flooring, door to large understairs storage cupboard.

First Floor Landing

With access to loft, ceiling lighting, wall mounted radiator, power points, airing cupboard housing pressurised hot water cylinder and slatted shelves, doors to rooms.

Bedroom 1 – 13'9" x 11'6"

With window to front, built-in 4-door wardrobe with hanging rail and shelving within, wall mounted radiator, TV and power points, ceiling lighting, fitted carpet and door to:

En-suite

Comprising a fully tiled and glazed shower cubicle with integrated shower, vanity mounted wash hand basin with mixer tap, close coupled WC, half-tiled surround, obscure window to side, electric shaving point, wall mounted radiator, ceiling lighting, extractor fan, wood effect linoleum flooring.

Bedroom 2 – 13'4" x 9'5"

With 2 windows to front, built-in double wardrobe, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet.

Bedroom 3 – 10'9" x 10'3"

With window to rear, ceiling lighting, wall mounted radiator, built-in triple wardrobe with hanging rails and shelving within, array of power points, fitted carpet.

Bedroom 4 – 11'2" x 6'8"

With window to rear, ceiling lighting, built in triple wardrobe with hanging rails and shelves within, wall mounted radiator, power points and fitted carpet.

Family Bathroom

Comprising a four piece suite of panel enclosed bath with mixer tap and shower attachment over, half-tiled surround, close coupled WC, pedestal wash hand basin with mixer tap, fully tiled and glazed separate shower cubicle, ceiling lighting, extractor fan, obscure window to rear, electric shaving point, wall mounted radiator, wood effect linoleum flooring.

OUTSIDE

The Front

The front of the property is approached via a beautiful cottage-style garden with hedge to front and pathway leading to front door, further block-paved parking spaces with twin timber doors opening into a further parking area for at least another 4 vehicles, access to a double garage with up-and-over doors, power, lighting and eaves storage within, personnel gate leading to:

Rear Garden

A beautifully manicured garden split into entertaining patio, well-stocked shrub and herbaceous flower beds, lawn and hard standing with a timber summerhouse, outside lighting and water point can also be found.



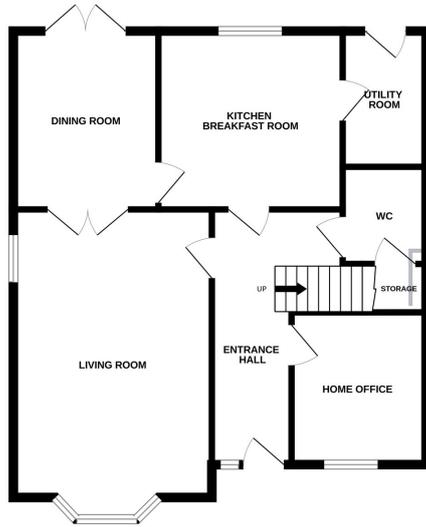
DETAILS

EPC

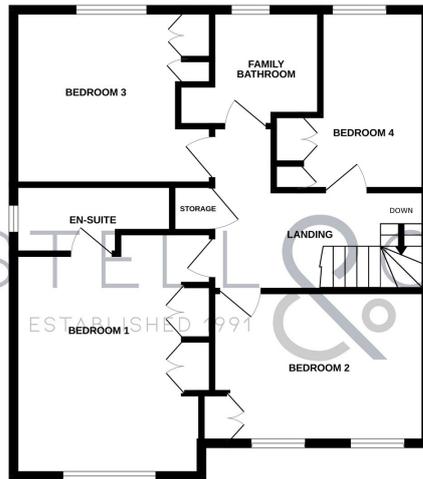
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | 79 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

FLOOR PLAN

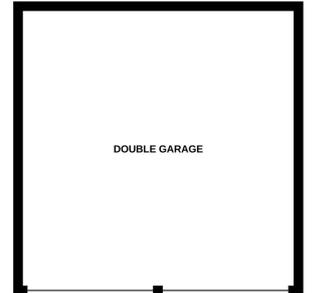
GROUND FLOOR
710 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR
702 sq.ft. (65.3 sq.m.) approx.



DOUBLE GARAGE
303 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA: 1715 sq.ft. (159.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GENERAL REMARKS & STIPULATIONS

Champneys Way is situated in Little Canfield between Great Dunmow and Bishop's Stortford that offers Takeley Primary School, nursery and community hall. Further schooling and facilities are available in the nearby towns as well as public houses and restaurants. The nearby A120 bypass supplies quick and easy access to M11/M25 at the Bishop's Stortford junction which of course benefits from London Stansted International Airport that also supplies mainline railway links to London Liverpool Street Station.

DIRECTIONS



FULL PROPERTY ADDRESS

10 Champneys Way, Little Canfield, Dunmow,
Essex, CM6 1FN

COUNCIL TAX BAND

Band E

SERVICES

Gas fired central heating (2 yr old boiler), mains
drainage, mains 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 30/03/2026. 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.

PESTELL & Co

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Interested in Land acquisition?

Want to change agent and get your property sold?

Do you have a commercial property to sell or let?

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

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