PESTELL & Co

ESTABLISHED 1991

WOODLANDS PARK DRIVE, WOODLANDS PARK
GUIDE PRICE - £610,000

- ***100% SDLT CONTRIBUTION***
- NO ESTATE MANAGEMENT FEES
- NHBC AWARD WINNING DEVELOPMENT
- 1594 SQ FT - 3 STOREY - 3 BEDROOM - 3 BATH TERRACED HOME
- BURBIDGE KITCHEN WITH FITTED APPLIANCES AND SEPARATE UTILITY ROOM
- MOVE IN READY WITH FITTED CARPETS, WINDOW DRESSINGS, PATIO AND TURFED GARDENS
- LARGE LIVING ROOM WITH JULIET BALCONY, PLUS FAMILY ROOM
- 2 EN-SUITES & 1 FAMILY BATHROOM, ALL WITH ROCA SANITARYWARE
- INTEGRATED PV ELECTRICITY GENERATING ROOF MODULES
- CAR CHARGER READY SINGLE GARAGE, CARPORT & DRIVEWAY FOR TWO VEHICLES

100% SDLT CONTRIBUTION The Lark is a large, impressive Regency styled three bedroom terraced 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, stone cast string course banding and Juliet balconies. 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.

Ground Floor

Family Room 3.19m x 3.3m (10'6" x 10'10")
With feature bay window to front. Tiled flooring and open plan with:

Kitchen Diner 5.9m x 3.3m (19'4" x 10'10")
A thoughtfully designed high quality Burbidge kitchen diner benefiting from quality integrated appliances and a range cooker. Silestone quartz worksurfaces and breakfast bar. Under sunk composite sink unit with mixer tap. Tiled flooring. Door and window to rear garden and door to:

Utility Room 1.7m x 2.10m (5'7" x 6'7")
With matching fitted cupboards and Silestone quartz worksurface keeping all the laundry appliances in one place. Under sunk composite sink unit with mixer tap. Storage cupboard. Tiled flooring. Window to rear garden.

Cloakroom 1.87m x 0.85m (6'2" x 2'9")
Comprising Roca sanitaryware and built-in wash basin storage unit. Half tiled surround and tiled floor.

1st Floor

Living Room 5.89m x 3.3m (19'4" x 10'10")
A dual aspect living room with window to rear and Juliet balcony to front overlooking the communal reading garden. Feature quality Stone fireplace with a remote-control electric flame effect fire. The room also benefits from TV and CAT 6 cabling points.

Bedroom 3 - 3.51m x 3.22m (11'6" x 10'7")
With windows to front aspect, ceiling lighting and fitted carpet.

Study Room / Bedroom 4 - 3.22m x 2.28m (10'7" x 7'6")
With window to rear aspect, ceiling lighting and fitted carpet.

Family Bathroom 2.53m x 2.01m (8'4" x 6'7")
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 front.

2nd Floor

Bedroom 1 - 5.89m x 3.3m (19'4" x 10'10")
With Juliet balcony to front aspect and window to rear, ceiling lighting, fitted carpet, door to:

En-suite 2.53m x 2.10m (8'4" x 6'7")
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 front.

Bedroom 2 - 4.53m x 3.22m (14'10" x 10'7")
With windows to front aspect, ceiling lighting, fitted carpet, door to:

Ensuite 3.22m x 1.26m (10'7" x 4'2")
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 rear.

OUTSIDE

Garden, Garage and Parking
The large fully turfed garden with an entertaining patio area, outside lighting and water point, planted tree, close boarded fencing with personnel door into the garage. Ample parking comprising a car charger ready single garage, block paved carport & block paved driveway for two vehicles.

DETAILS

EPC:

TO FOLLOW

FLOOR PLAN:

Second Floor

Bedroom 1
5890 x 3300mm | 19'4" x 10'10"

Bedroom 1 Ensuite
2530 x 2010mm | 8'4" x 6'7"

Bedroom 2
4530 x 3220mm | 14'10" x 10'7"

Bedroom 2 Ensuite
1260 x 3220mm | 4'2" x 10'7"

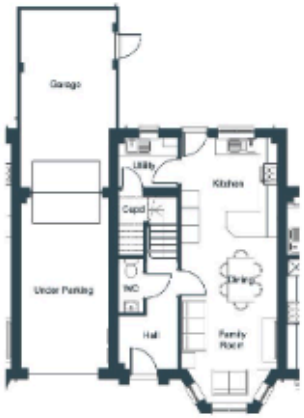
First Floor

Living Room
5890 x 3300mm | 19'4" x 10'10"

Bedroom 3
3510 x 3220mm | 11'6" x 10'7"

Family Bathroom
2530 x 2010mm | 8'4" x 6'7"

Study
2280 x 3220mm | 7'6" x 10'7"



Ground Floor

Hall
3780 x 2010mm | 12'5" x 6'7"

Family Room
3190 x 3300mm | 10'6" x 10'10"

Kitchen & Dining
5900 x 3300mm | 19'4" x 10'10"

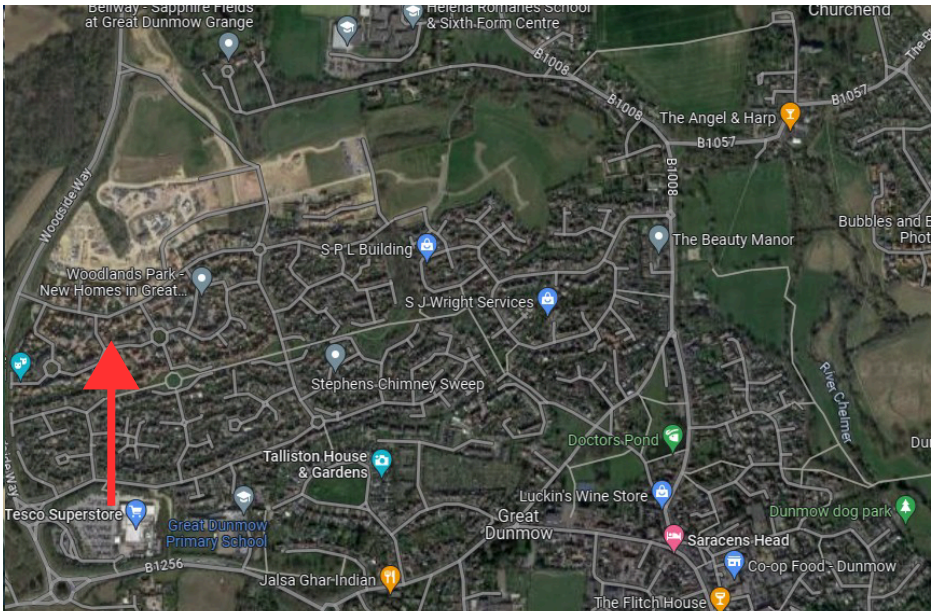
Utility
1700 x 2010mm | 5'7" x 6'7"

Cloakroom
1870 x 850mm | 6'2" x 2'9"

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 409 Lark, 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.

PESTELL & Co

ESTABLISHED 1991

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?

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