PESTELL & Co

ESTABLISHED 1991









MOORS FIELD DRIVE, LITTLE DUNMOW
OFFERS OVER - £475,000

- A FANTASTIC 3 BEDROOM DETACHED FAMILY HOME
- LARGE LIVING ROOM
- SPACIOUS KITCHEN DINER WITH INTEGRATED APPLIANCES
- FRENCH DOORS TO REAR GARDEN
- UTILITY ROOM & DOWNSTAIRS WC
- EN-SUITE TO PRINCIPAL BEDROOM
- THREE PIECE FAMILY BATHROOM
- OFF-STREET PARKING FOR 3 VEHICLES
- GARAGE WITH UP-AND-OVER DOOR, POWER AND LIGHTING WITHIN
- REAR GARDEN LAID PRIMARILY TO LAWN AND PATIO

We are delighted to offer this modern 3 bedroom detached home, situated within the outskirts of Little Dunmow. The property boasts a large living room, kitchen diner with integrated appliances and French doors to the rear garden, utility room, downstairs WC, en-suite to the principal bedroom, 2 further bedrooms and a three piece bathroom. Externally, the property benefits from off-street parking for 3 vehicles, a garage with power and lighting within and a rear garden laid primarily to lawn and patio.
















Arley



With composite panel and obscure glazed front door opening into:

Entrance Hall
With stairs rising to first floor landing, wood effect luxury vinyl flooring, ceiling lighting, doors to rooms.

Cloakroom
Comprising a close coupled WC, wall mounted wash hand basin with mixer tap and tiled splashback, ceiling lighting, extractor fan, wall mounted radiator, wood effect luxury vinyl flooring.

Living Room 18'9" x 10'9"
With window to front and extended bay window to side, ceiling lighting, contemporary electric fireplace with media wall above, wall mounted radiators, TV and power points, fitted carpet.

Kitchen Diner 18'9" x 8'11"
With windows to front and side aspects, further French doors and sidelight leading out to patio and garden beyond, kitchen comprising of eye and base level cupboards and drawers with complimentary stone effect worksurface and splashback, 4-ring electric hob with oven under and extractor fan above, 1 1/2 bowl single drainer stainless steel sink unit with mixer tap, integrated fridge freezer, integrated dishwasher, counter display lighting, inset ceiling and pendant lighting, matching breakfast bar unit with storage beneath, wall mounted radiator, wood effect luxury vinyl flooring, power points, door through to:

Utility
Comprising matching storage cupboards and worksurface, recess power and plumbing for washing machine, ceiling lighting, extractor fan, wall mounted radiator, wood effect luxury vinyl flooring, large understairs storage cupboard housing pressurised hot water cylinder, wall mounted fuseboard, ceiling lighting. Further panel and glazed door to driveway and garage beyond.

First Floor Landing
With window to rear, access to loft, wall mounted radiator, power points, fitted carpet and doors to rooms.

Bedroom 1 – 12'2" x 11'0"
With window to front, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet, door through to:

En-suite
Comprising a fully tiled and glazed shower cubicle with integrated shower, close coupled WC, wall mounted wash hand basin with mixer tap, half-tiled surround, obscure window to front, inset ceiling downlighting, extractor fan, wall mounted heated towel rail, tiled flooring.

Bedroom 2 – 10'9" x 10'0"
With window to front, ceiling lighting, wall mounted radiator, power points, over stairs storage cupboard, fitted carpet.

Bedroom 3 – 10'1" x 8'6"
With window to side, ceiling lighting, wall mounted radiator, power points and fitted carpet.

Family Bathroom
Comprising a three piece suite of panel enclosed bath with mixer tap and shower attachment over, tiled surround with glazed shower screen, wall mounted wash hand basin with mixer tap, close coupled WC, half-tiled surround, obscure window to rear, inset ceiling downlighting, extractor fan, electric shaving point, wall mounted heated towel rail and tiled flooring.

OUTSIDE:

The Front
The front of the property is approached via a paved pathway to front door with flower beds and lawn. Access to just 3 properties with this property enjoying a tarmacadam driveway supplying off-street parking for 3 vehicles, personnel gate leading to:

Rear Garden
Laid primarily to lawn and patio, retained via close boarded fencing and walling, door to garage with up-and-over door, power and lighting within.

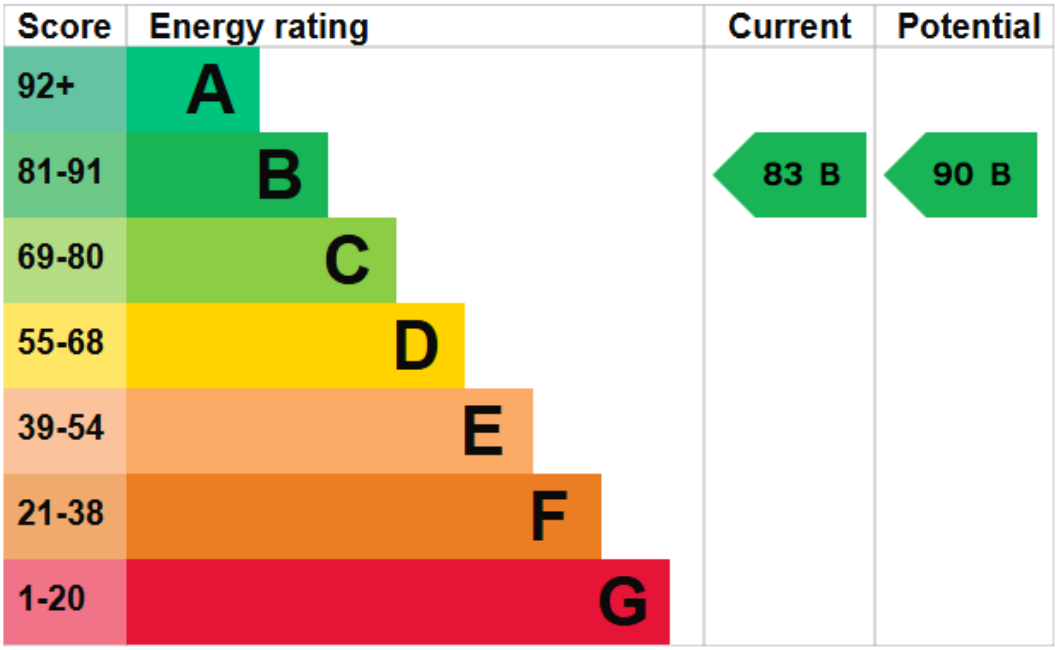






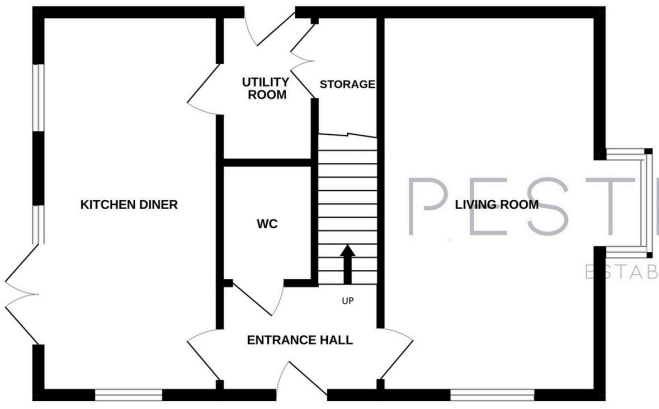
DETAILS

EPC:

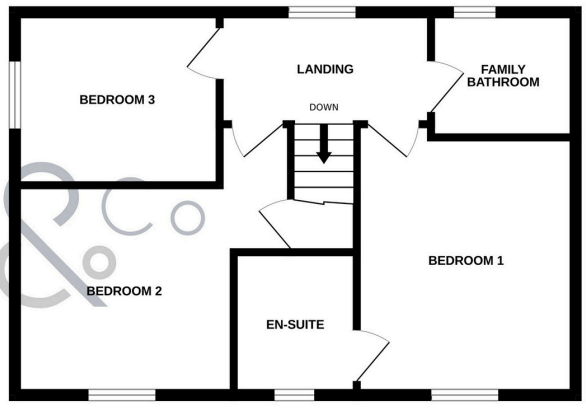


FLOORPLAN:

GROUND FLOOR
528 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR
517 sq.ft. (48.0 sq.m.) approx.



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TOTAL FLOOR AREA : 1045 sq.ft. (97.1 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

Moors Field Drive is situated on the outskirts of the village of Little Dunmow which features many period properties, a park and a Church which once formed part of a large Priory. There are wonderful countryside walks including access to the Flitch Way and another footpath directly opposite the cottage from which you can walk to the nearby villages of both Stebbing and Felsted. Felsted is home to the highly regarded Felsted Independent School and has a shop for your day to day needs, public houses and restaurants. The market town of Great Dunmow is nearby with various shopping, sporting and recreational facilities. There is easy access to London Stansted International Airport which is less than 10 miles away. The Airport has a mainline railway station with fast links to London Liverpool Street and Cambridge. There is also excellent access to the mainline railway station at Chelmsford (on the Norwich to Liverpool Street Line) approximately 12 miles away and has the benefit of a Park & Ride service midway.

DIRECTIONS



FULL PROPERTY ADDRESS
13 Moors Field Drive, Little Dunmow,
Essex, CM6 3ZJ

COUNCIL TAX BAND
Band E

SERVICES
Air source heat pump, 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 03/11/2026. 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?

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