



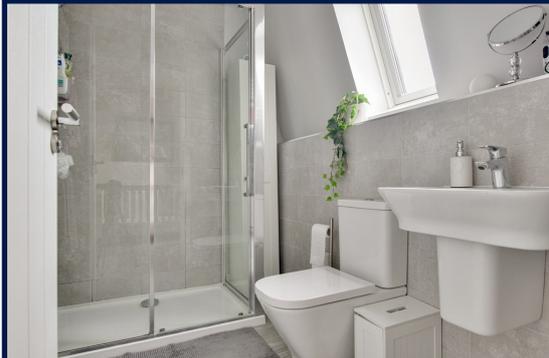
## MALTINGS CLOSE, FLITCH GREEN

GUIDE PRICE – £440,000

- 3 DOUBLE BEDROOM 3 STOREY SEMI-DETACHED HOUSE
- LARGE LIVING ROOM WITH DECORATIVE FIREPLACE
- PARTIALLY VAULTED KITCHEN DINER
- FRENCH DOORS TO REAR GARDEN
- FEATURE WALL-PANELLING THROUGHOUT
- EN-SUITE AND DRESSING AREA TO PRINCIPAL BEDROOM
- THREE PIECE FAMILY BATHROOM
- CARPORT SUPPLYING OFF-STREET PARKING FOR 2 VEHICLES
- SOUTH-WEST FACING REAR GARDEN
- ENTERTAINING PATIO, LAWN AND DECKING

We are delighted to offer this 3 double bedroom 3 storey semi-detached home, situated in the popular Flich Green development. The property boasts a large living room with feature decorative fireplace, partially vaulted kitchen diner with integrated appliances and French doors to rear garden, utility and cloakroom. There are 3 double bedrooms, with the principal bedroom enjoying an en-suite, dressing area and built-in wardrobes, as well as a three piece family bathroom. This property enjoys feature wall panelling throughout. Externally, there is a carport supplying off-street parking for 2 vehicles and a beautifully presented south-west facing rear garden enjoying an entertaining patio, lawn and decking.





With composite panel and obscure glazed front door opening into:

### **Entrance Hall**

With stairs rising to first floor landing, ceiling lighting, wall mounted radiator, wood effect luxury vinyl flooring and door through to:

### **Living Room 17'0" x 11'10"**

With window to front, feature decorative fireplace with recess for TV, feature panelling, ceiling lighting, power points, wall mounted radiator, large understairs storage cupboard, wood effect luxury vinyl flooring and door through to:

### **Kitchen Diner**

A partially vaulted room with kitchen area comprising an array of eye and base level cupboards and drawers with complimentary walnut block effect worksurface and tiled splashback, 1 1/2 bowl single drainer stainless steel sink unit with mixer tap, 4-ring electric hob with glazed splashback and stainless steel extractor fan above, integrated oven, integrated fridge freezer, integrated dishwasher, cupboard housing boiler, French doors leading out to rear entertaining terrace, further Velux windows to vaulted ceiling, wall mounted radiator, inset ceiling downlighting, tiled flooring, array of power points, door to:

### **Utility & Cloakroom**

Comprising matching eye and base level units and drawers with walnut block effect worksurface and splashback, further tiled splashback, recess power and plumbing for both washing machine and tumble dryer, ceiling lighting, close coupled WC, wall mounted wash hand basin with mixer tap and tiled splashback, wall mounted radiator, power points, tiled flooring.

### **First Floor Landing**

With window to front, stairs rising to second floor, wall mounted radiator, airing cupboard housing pressurised hot water cylinder, ceiling lighting, power points, fitted carpet and doors to rooms.

### **Bedroom 2 – 14'8" x 8'7"**

With window overlooking rear garden, ceiling lighting, wall mounted radiator, power points, fitted carpet, recess for 3-door wardrobe.

### **Bedroom 3 – 11'10" x 8'3"**

With window to front, ceiling lighting, recess for 3-door wardrobe, fitted carpet, panel effect walls, wall mounted radiator and power points.

### **Family Bathroom**

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

### **Second Floor Landing**

With ceiling lighting, fitted carpet, power point and door into:

### **Bedroom 1 – 12'10" x 11'10"**

With dormer window to front, ceiling lighting, wall mounted radiator, built-in triple wardrobe with mirrored sliding doors, hanging rails and shelving within, TV and power points, feature wall panelling, fitted carpet, opening through to:

### **Dressing Area/Nursery 7'6" x 6'2"**

With Velux window to rear, ceiling lighting, wall mounted radiator, power points, fitted carpet and door 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, Velux window to rear, inset ceiling downlighting, extractor fan, wall mounted heated towel rail and tiled flooring.

# OUTSIDE

## The Front

The front of the property is approached via a block-paved cul-de-sac supplying access to a handful of properties, paved pathway to front door with lighting, mature flowerbed and access to a block-paved tandem length carport supplying off-street parking for 2 vehicles, personnel gate leading through to:

## South-West Facing Rear Garden

Approximately 50ft in length, split into 3 sections of entertaining patio, lawn and decking, all retained by close boarded fencing with outside water and lighting that can also be found, hard standing for timber shed.



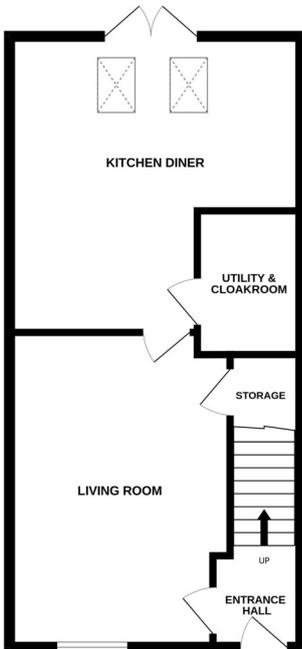
# DETAILS

## EPC

Score	Energy rating	Current	Potential
92+	<b>A</b>		<b>95 A</b>
81-91	<b>B</b>	<b>86 B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## FLOOR PLAN

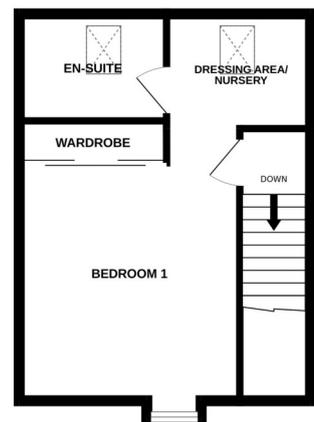
GROUND FLOOR  
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR  
417 sq.ft. (38.7 sq.m.) approx.



2ND FLOOR  
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA: 1274 sq.ft. (118.4 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

**Maltings Close** is situated in Flich Green, Little Dunmow, a popular development close to Great Dunmow with it's renowned Flich Green Primary School and convenient Co-Op. At its neighbouring village of Felsted further schooling can be found along with another shop for your day to day needs, public houses and restaurant's. With the A120 bypass giving quick and easy access to M11/M25 access points at Bishop's Stortford which of course benefits from London Stansted International Airport that also supplies mainline railway links to London Liverpool Street Station. There is the new Beaulieu Park Railway Station in Boreham, and Chelmsford Mainline Station giving access to London Liverpool Street.

## DIRECTIONS



## FULL PROPERTY ADDRESS

13 Maltings Close, Flich Green, Essex, CM6 3US

## COUNCIL TAX BAND

Band E

## SERVICES

Gas fired central heating, 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 25/02/2026. 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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Are you a developer looking for an agent to market or value your site?