



PARKER WAY, LITTLE CANFIELD

GUIDE PRICE – £630,000

- 5 BEDROOM 3 STOREY DETACHED FAMILY HOME
- LIVING ROOM WITH FRENCH DOORS TO REAR GARDEN
- FAMILY ROOM
- KITCHEN WITH INTEGRATED APPLIANCES
- DINING ROOM
- GROUND FLOOR WC & UTILITY
- DRESSING ROOM & FIVE PIECE EN-SUITE TO PRINCIPAL BEDROOM
- EN-SUITE TO BEDROOM 2
- OFF-STREET PARKING & GARAGE
- REAR GARDEN ENJOYING RAISED ENTERTAINING TERRACE AND LAWN

A fantastically presented 5 bedroom 3 storey detached home, located on the popular Priors Green development. The ground floor boasts a living room with French doors to rear garden, family room, kitchen with integrated appliances, dining room, ground floor WC and a utility room. On the first and second floor, the property enjoys a dressing room & four piece en-suite to the principal bedroom, an en-suite to bedroom 2, shower room and a three piece family bathroom. Externally, there is off-street parking, a garage and a beautifully presented rear garden. Viewing is highly advised.





With composite panel and obscure glazed front door opening into:

Entrance Hall

With stairs rising to first floor landing, wall mounted radiator, ceiling lighting, telephone and power points, storage cupboard, ornate tiling, doors to rooms.

Cloakroom

Comprising close coupled WC, pedestal wash hand basin with twin tap and tiled splashback, ceiling lighting, extractor fan, wall mounted radiator, tiled flooring.

Living Room 23'3" into bay x 11'8"

With feature bay window to front, French doors leading out to entertaining south-facing rear garden, feature contemporary log burning stove, TV and power points, fitted carpet, wall mounted radiators.

Family Room 11'3" into bay x 10'8"

With bay window to front, ceiling lighting, wall mounted radiator, telephone and power points, fitted carpet.

Kitchen

Comprising an array of eye and base level cupboards and drawers with complimentary granite effect worksurface and splashback, 1 1/2 bowl under sunk stainless steel sink unit with worksurface integrated drainer and mixer tap over, free-standing range master oven with 6-ring gas hob, stainless steel splashback and extractor fan above, integrated dishwasher, integrated fridge freezer, window to side, ceiling lighting, counter display lighting, wall mounted radiator, array of power points, tiled flooring, large opening through to:

Dining Room 10'8" x 10'5"

With window and French doors leading out to rear entertaining terrace and south-facing garden beyond, ceiling lighting, wall mounted radiator, power points, tiled flooring.

Utility Room

Comprising matching eye and base level cupboards with granite effect worksurface and splashback, single bowl single drainer stainless steel sink unit with mixer tap, recess power and plumbing for washing machine, ceiling lighting, extractor fan, cupboard housing Glowworm boiler, tiled flooring, panel and glazed door to rear garden, power points.

First Floor Landing

With stairs rising to second floor, ceiling lighting, power points, fitted carpet and doors to rooms.

Principal Suite

Split into three sections of:

Bedroom – 16'1" x 10'8"

With window to front, wall mounted radiator, feature wood panelling, TV and power points, built-in 4-door wardrobe with hanging rail and shelving within, fitted carpet and archway through to:

Dressing Room – 10'8" x 5'2"

With built-in his & hers triple wardrobes with hanging rails and shelving within, power point, ceiling lighting, fitted carpet and door to:

En-suite - 10'8" x 10'6"

Comprising a five piece suite of panel enclosed bath with mixer tap and shower attachment over, half-tiled surround, fully tiled and glazed double shower with twin head, close coupled WC, his & hers twin wash hand basins with mixer tap, tiled splashback, storage beneath, vanity mirror and storage above, half-tiled surround, obscure window to rear, inset ceiling downlighting, extractor fan, wall mounted chromium heated towel rail, tiled flooring, airing cupboard housing pressurised hot water cylinder.

Bedroom 2 – 12'3" x 11'8"

With window to front, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet, door to:

En-suite

Comprising a fully tiled and glazed shower cubicle with integrated shower, vanity mounted wash hand basin with mixer tap and tiled splashback, close coupled WC, obscure window to front, inset ceiling downlighting, extractor fan, wall mounted radiator and tiled flooring.

Bedroom 5 – 11'7" x 9'0"

With window overlooking rear garden, ceiling lighting, wall mounted radiator, TV, telephone and power points, fitted carpet.

Family Bathroom

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

Second Floor Landing

With access to loft, ceiling lighting, further storage cupboard, wall mounted radiator, Velux window to rear, fitted carpet, power points.

Bedroom 3 – 15'5" x 11'10"

With dormer window to front and Velux window to rear, ceiling lighting, wall mounted radiators, TV and power points, fitted carpet.

Bedroom 4 – 10'10" x 9'1"

With windows to both front and side aspects, ceiling lighting, wall mounted radiator, eaves storage cupboard, power points, fitted carpet.

Shower Room

Comprising a fully tiled and glazed shower cubicle with integrated shower, vanity mounted wash hand basin with mixer tap, tiled splashback, close coupled WC, Velux window to rear, inset ceiling downlighting, extractor fan, wall mounted radiator, electric shaving point, tiled flooring.

OUTSIDE

The Front

The front of the property is approached via a paved pathway leading to front door dissecting 2 areas of lawn and flower beds with mature shrubs. There is a personnel gate leading through to:

South-Facing Rear Garden

Split into 2 areas of entertaining patio and lawn with steps leading up to further rear access, raised shrub and herbaceous flower beds, personnel door into:

Single Garage

With up-and-over door and eaves storage. Further personnel gate from garden leading out to the rear driveway supplying off-street parking.



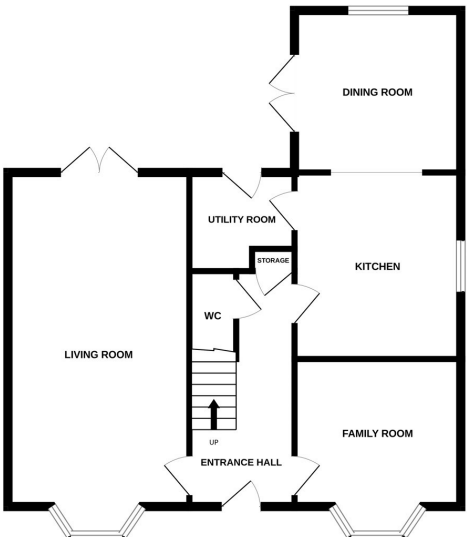
DETAILS

EPC

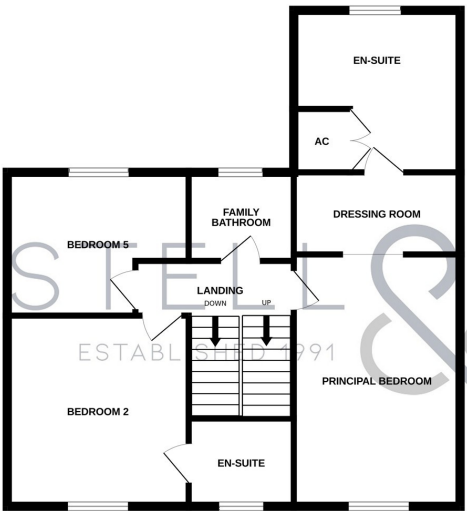
TO FOLLOW

FLOOR PLAN

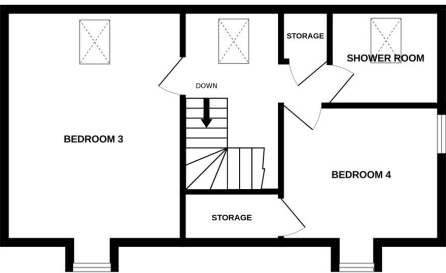
GROUND FLOOR
749 sq.ft. (69.5 sq.m.) approx.



1ST FLOOR
732 sq.ft. (68.0 sq.m.) approx.



2ND FLOOR
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 1938 sq.ft. (180.1 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

Parker 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

2 Parker Way, Little Canfield, Dunmow, Essex,
CM6 1GT

COUNCIL TAX BAND

Band F

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 13/07/2026. 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?