



BURGATTES ROAD, LITTLE CANFIELD

GUIDE PRICE – £629,950

- 4 BEDROOM DETACHED FAMILY HOME
- LIVING ROOM WITH FRENCH DOORS TO REAR GARDEN
- FABULOUSLY PRESENTED OPEN PLAN KITCHEN, BREAKFAST & FAMILY ROOM WITH INTEGRATED APPLIANCES
- DINING ROOM WITH FEATURE BAY WINDOW
- DOWNSTAIRS CLOAKROOM
- 2 BUILT-IN SOLAR PANELS PROVIDING EFFICIENT & CHEAPER ENERGY
- EN-SUITE TO PRINCIPAL BEDROOM
- OFF-STREET PARKING
- LARGE 40FT GARAGE
- REAR GARDEN ENJOYING RAISED ENTERTAINING TERRACE AND LAWN

We are delighted to offer this 4 bedroom detached home, located on the popular Priors Green development. The property consists of a living room with French doors to rear, a large open plan kitchen breakfast & family room with integrated appliances and French doors to rear entertaining terrace and garden, dining room, and a downstairs cloakroom. There are 4 bedrooms with built-in storage to 2 bedrooms, an en-suite to the principal bedroom and a family bathroom. Externally, there is a pathway leading to the front door with 2 flower beds enjoying well-manicured hedging, off-street parking and a 40ft garage enjoying eaves storage, power and lighting. To the rear, there is a garden split into 2 areas of raised entertaining terrace and low level lawn with feature trees and a flower bed. This property enjoys 2 solar panels built into the roof, providing efficient and cheaper energy.





With composite door opening into:

Entrance Hall

With stairs turning to first floor landing and window to rear, ceiling lighting, storage cupboard housing wall mounted fuseboard, wood effect Amtico flooring, power points, doors to rooms.

Cloakroom

Comprising a low level WC with integrated flush, pedestal wash hand basin with twin tap and tiled splashback, ceiling lighting, extractor fan, wood effect luxury vinyl flooring, ceiling lighting.

Living Room 19'10" x 11'6"

With ceiling lighting, feature fireplace with stone surround and hearth, window to front, French doors and sidelights leading out to entertaining decking, Karndean herringbone wood effect flooring, wall mounted radiators, TV and power points.

Dining Room 11'9" into bay x 11'5"

With window to front, bay window to side, ceiling lighting, tiled flooring, wall mounted radiator, array of power points.

Kitchen, Breakfast & Family Room 20'6" x 16'2"

With kitchen area comprising an array of eye and base level cupboards and drawers with complimentary granite worksurfaces and splashback, 1 1/2 bowl under sunk stainless steel sink unit with mixer tap over and worksurface integrated drainer, 5-ring gas stainless steel hob with glazed splashback and extractor fan above, integrated double oven, integrated microwave, integrated fridge-freezer, integrated dishwasher, integrated washer dryer, cupboard housing boiler, window to side, inset ceiling downlighting, extractor fan, tiled flooring, wall mounted radiator, under stairs storage cupboard and entertaining area with further windows to side and French doors with sidelights leading out to raised entertaining decking, ceiling lighting, TV and power points, access to loft.

First Floor Landing

With ceiling lighting, wall mounted radiator, airing cupboard housing pressurised hot water cylinder and storage, access to loft, fitted carpet, doors to rooms.

Bedroom 1 – 12'4" x 12'4"

With built-in wardrobes with sliding mirrored doors, hanging rails and shelving within, window to front, wall mounted radiator, ceiling lighting, fitted carpet, TV and power points, door to:

En-suite

Comprising a fully tiled and glazed shower cubicle with integrated shower, wall mounted wash hand basin with mixer tap, low level WC with integrated flush, tiled splashback, electric shaving point, obscure window to side, inset ceiling downlighting, extractor fan, wall mounted chromium heated towel rail, tiled flooring.

Bedroom 2 – 11'5" x 10'11"

With built-in wardrobes with sliding mirrored doors, hanging rails and shelving within, window overlooking rear garden, ceiling lighting, wall mounted radiator, fitted carpet, power points.

Bedroom 3 – 12'0" x 8'8"

With window to front, ceiling lighting, wall mounted radiator, TV and power points, oak engineered flooring.

Bedroom 4 – 9'3" x 7'2"

With window to rear, ceiling lighting, wall mounted radiator, fitted carpet 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 mixer tap, low level WC with integrated flush, tiled splashback, electric shaving point, obscure window to front, inset ceiling downlighting, extractor fan, wall mounted chromium heated towel rail, tiled flooring.

OUTSIDE

The Front

The front of the property is approached via a paved pathway to front door with 2 flower beds enjoying well-manicured hedging, further shared block-paved driveway to side that supplies access to the rear of the property with off-street parking and garage. Personnel gate leading to:

Garden

Split into 2 sections of raised entertaining decking and low level lawn and flower bed, feature trees, outside water and electric points can be found, retained by close boarded fencing and brick walling, personnel door into:

Garage

With electric up-and-over rolled shutters opening into 40ft length garage with eaves storage, lighting, power, sink with mixer tap, electric points and fuseboard.



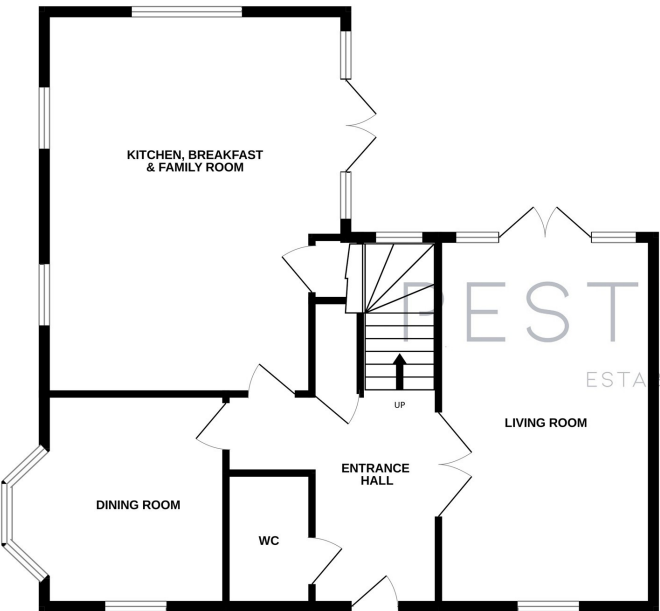
DETAILS

EPC

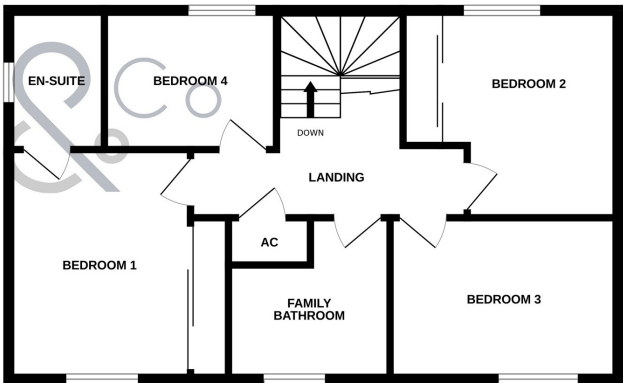
Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR
852 sq.ft. (79.2 sq.m.) approx.



1ST FLOOR
646 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA : 1498 sq.ft. (139.2 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

Burgattes Road 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

36 Burgattes Road, Little Canfield, Dunmow,
Essex, CM6 1FW

COUNCIL TAX BAND

Band E

SERVICES

Built-in solar panels, 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 12/01/2026. 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?

Do you have a commercial property to sell or let?

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