



DUCK STREET, LITTLE EASTON

GUIDE PRICE £800,000

- 4 DOUBLE BEDROOM DETACHED FAMILY HOME
- LARGE TWO TIERED GARDEN WITH COUNTRYSIDE VIEWS
- LARGE LIVING ROOM
- KITCHEN DINER WITH SEPARATE UTILITY
- CONSERVATORY
- EN-SUITE TO BEDROOM 1
- WC TO BEDROOM 2
- FOUR PIECE FAMILY BATHROOM
- COUNTRY VILLAGE LOCATION
- BLOCK PAVED OFF-STREET PARKING & GARAGE

A four double bedroom detached family home located in the popular country village of Little Easton. The property boasts a large living room, kitchen diner with separate utility room, conservatory overlooking rear garden and countryside beyond, bedroom 1 with en-suite along with bedroom 2 having a WC, as well as there being a four piece family bathroom. Externally, the property enjoys a two tiered rear garden with far reaching countryside views beyond, block paved off-street parking and integral garage.





With composite panel and obscure glazed front door opening into;

Entrance Hall - With obscure window to side, coat and shoe storage cupboard, wall mounted radiator, ceiling lighting, coving, power points, fitted carpet, doors to rooms.

Cloakroom - Comprising a close couple WC, pedestal wash hand basin with mixer tap and tiled splash back, extractor fan, ceiling lighting, wall mounted radiator, tiled flooring.

Inner Hallway - With stairs rising to first floor landing, large under stairs storage cupboard, ceiling lighting, coving, wall mounted radiator, fitted carpet, glazed French doors to both kitchen and living room.

Living Room 19'4" x 14'1" - Windows to both front and side aspects, feature brick fireplace with timber surround and stone hearth, wall mounted radiators, TV telephone and power points, wall mounted lighting, fitted carpet.

Kitchen Diner 19'4" x 14'1" - Comprising eye and base level cupboards and drawers with complimentary granite effect work surfaces, tiled splash back, 1 ☐ bowl single drainer stainless steel sink unit with mixer tap and window above overlooking the rear garden and countryside views beyond, further windows to side aspects, ceiling lighting, four ring stainless steel gas hob with double oven under and extractor fan above, integrated dishwasher, integrated fridge, tiled flooring, wall mounted radiator, tv telephone and power points, doors to rooms.

Conservatory - A uPVC constructed conservatory on a brick plinth with glazing on three aspects and roof, views over the garden and countryside beyond, French doors to entertaining patio, wall mounted lighting, wall mounted radiator, power points, tiled flooring.

Utility 9'7" x 5'8" - Comprising matching eye and base level units and granite effect work surface, single bowl single drainer sink unit with mixer tap, tiled splash back and window overlooking rear garden and countryside views beyond, recess power and plumbing for washing machine, tumble drier and tall fridge freezer, ceiling lighting, extractor fan, wall mounted radiator, power points, tiled flooring, obscure glazed door to side and further door into;

Integral Garage - With up and over door, power and lighting, wall mounted Vaillant boiler, wall mounted fuseboard.

First floor landing - With ceiling lighting, airing cupboard housing a pressurised hot water cylinder and slated shelving, fitted carpet, power pint, access to loft with partial boarding and lighting. Doors to rooms.

Bedroom 1 – 15'8" x 10'9" - With window to front overlooking the village scene, ceiling lighting, double built-in wardrobes, wall mounted radiator, tv and power points, fitted carpet, door to;

En-Suite - Comprising a fully tiled and glazed shower cubicle with integrated shower, pedestal wash hand basin with mixer tap and tiled splash back, close couple WC, ceiling lighting, extractor fan, vanity light with electric shaving point, wall mounted radiator, fitted carpet.

Bedroom 2 – 12'11" x 9'8" - With dormer window to front, ceiling lighting, wall mounted radiator, built-in single wardrobes, TV and power points, fitted carpet, door to;

WC - Comprising a close couple WC, pedestal wash hand basin with mixer tap, tiled splash back, obscure window to rear, ceiling lighting, extractor fan, vanity light with electric shaving point, wall mounted radiator, fitted carpet.

Bedroom 3 – 14'0" x 9'5" - With window to rear overlooking the garden and countryside beyond, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet.

Bedroom 4 – 14'0" max x 9'6" - With window to rear overlooking the garden and countryside beyond, ceiling lighting, wall mounted radiator, power points, fitted carpet.

Family Bathroom - Comprising a four piece suite of panel enclosed bath with mixer tap and shower attachment over, half tiled surround, fully tiled and glazed shower cubicle with integrated shower, pedestal wash hand basin with mixer tap and tiled splash back, close coupled WC, obscure window to side, ceiling lighting, extractor fan, vanity lighting with electric shaver point, wall mounted radiator, tiled flooring.

OUTSIDE

The Front

The front of the property is approached via a block paved driveway supplying off-street parking for 3 vehicles, a paved pathway leading to front door, screened with mature beech hedging and further planting, close boarded fencing, personnel gate leading to;

Rear Garden

Split into three sections of entertaining patio, lawn and lower garden, retained by close boarded fencing and post and rail fencing to rear to allow for countryside views, timber shed to rear, outside lighting and water points can also be found.



DETAILS

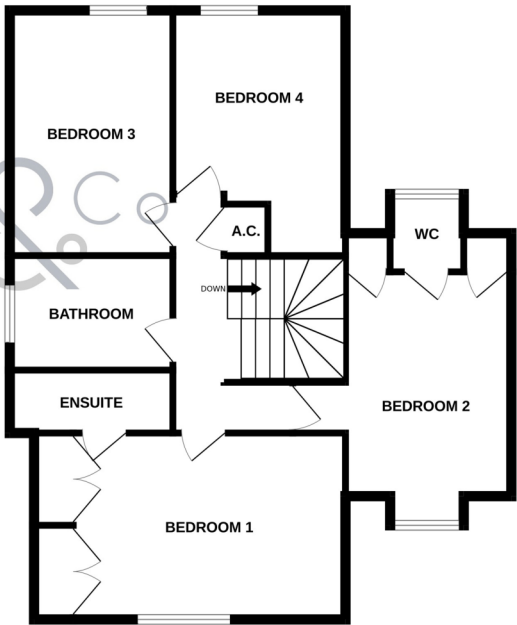
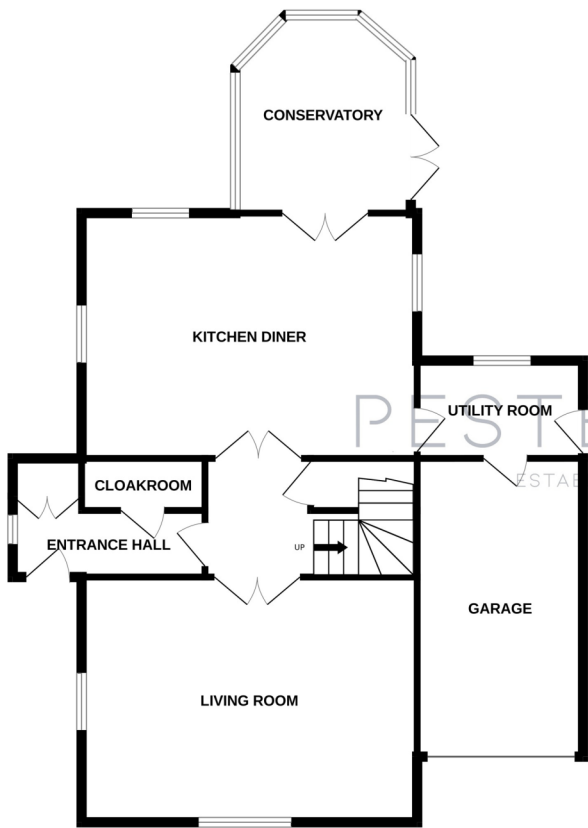
EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR
1029 sq.ft. (95.6 sq.m.) approx.

1ST FLOOR
824 sq.ft. (76.5 sq.m.) approx.

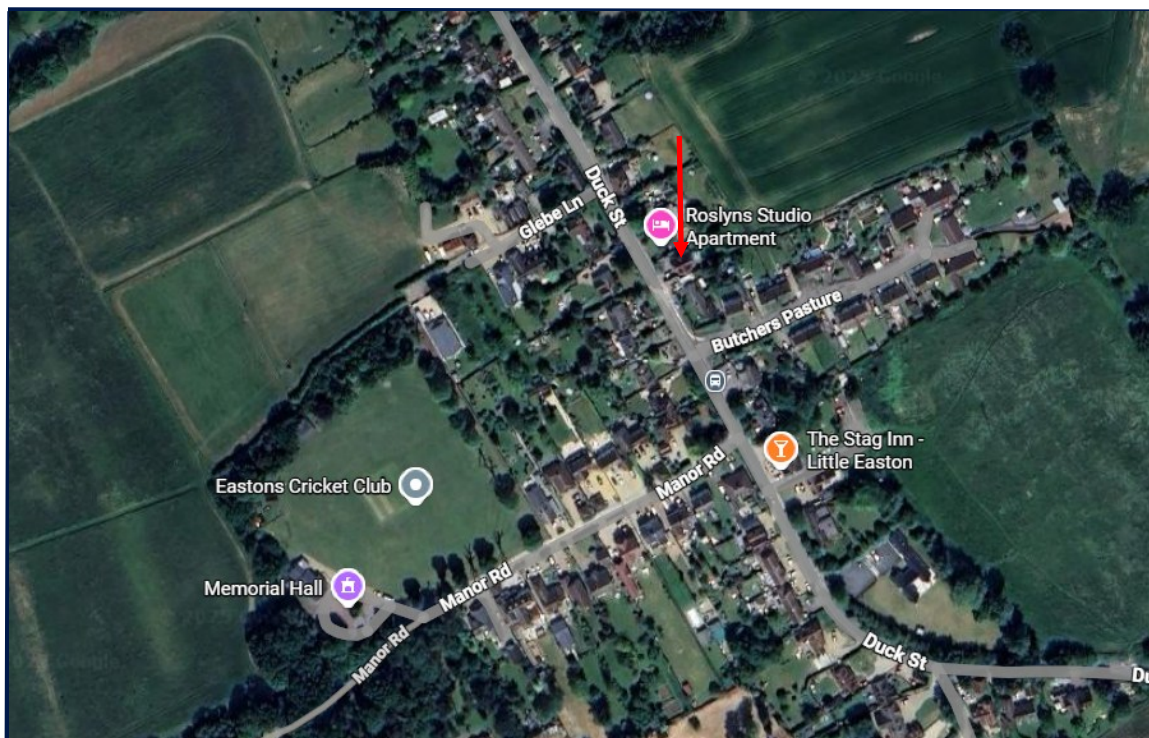


TOTAL FLOOR AREA : 1853 sq.ft. (172.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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

Duck Street is situated in the popular village of Little Easton with it's Stag public house, cricket ground and the historic Easton Lodge that in turn offers beautiful gardens, lakes, tea room, church and countryside walks. Little Easton is a short drive to the nearby market town of Great Dunmow offering schooling, shopping and recreational facilities. The mainline station at Bishop's Stortford serves London Liverpool Street, Cambridge and Stansted Airport, also the M11 and M25 motorways are only a short drive, giving easy onward access to London and the north.

DIRECTIONS



FULL PROPERTY ADDRESS

Brambles, Duck Street, Little Easton, CM6 2JF

COUNCIL TAX BAND

Band F

SERVICES

Mains electricity, gas fired central heating, mains water and drainage.

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 07/08/2026. 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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