



## SABRE CLOSE, STEBBING

GUIDE PRICE – £800,000

- \*ONLY 2 REMAINING\* ON A NEW GATED DEVELOPMENT OF JUST 10 PROPERTIES
- 4 DOUBLE BEDROOM NEWLY-BUILT DETACHED HOME (CURRENT SHOWHOME)
- LARGE KITCHEN, BREAKFAST & FAMILY ROOM WITH INTEGRATED APPLIANCES
- LARGE LIVING ROOM WITH BUILT-IN SHELVING AND STORAGE UNITS
- UNDERFLOOR HEATING TO GROUND FLOOR
- FEATURE WALL PANELLING
- UTILITY ROOM & CLOAKROOM
- EN-SUITES TO BEDROOMS 1 & 2
- BUILT-IN WARDROBES TO ALL BEDROOMS
- GARAGE AND OFF-STREET PARKING

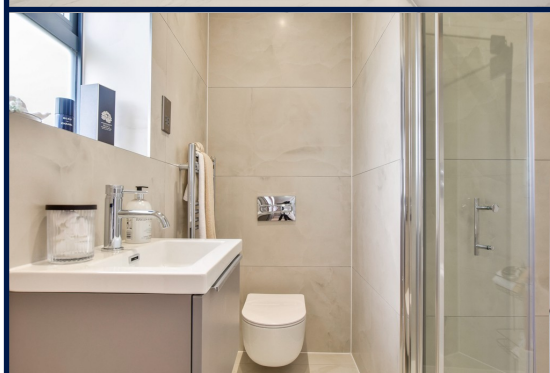


Sabre Close is a gated development of just 10 properties. Plot 8 is an amazingly presented 4 double bedroom detached house. The ground floor, which enjoys underfloor heating, boasts a large kitchen, breakfast & family room with integrated appliances and French doors to rear garden, living room with built-in shelving and storage units, snug/home office, utility room & cloakroom. There are 4 double bedrooms to the first floor, with en-suites to bedrooms 1 & 2, built-in wardrobes to all bedrooms, and a three piece family bathroom. Externally, there is off-street parking and garage that is ready for an electric car charging point, as well as a rear garden which is split into entertaining terrace and a turfed lawn.

**Agents Note** - The internal photos in this brochure are of Plot 2, and the floorplan is the mirror image of Plot 8.









With panel front door with multipoint locking system opening into:

### **Entrance Hall**

With stairs rising to first floor landing with central carpet runner and large understairs storage cupboard, feature panelled walling, power point, inset ceiling downlighting, wood effect luxury vinyl flooring with underfloor heating, doors to rooms.

### **Home Office/Snug – 10'8" x 10'8"**

With window to front, inset ceiling downlighting, power points with USB port, wood effect luxury vinyl flooring with underfloor heating.

### **Cloakroom**

Comprising a low level WC with integrated flush, wall mounted wash hand basin with storage beneath and vanity mirror with storage above, inset ceiling downlighting, tile effect flooring with underfloor heating.

### **Living Room - 15'0" x 14'3"**

With two windows to front, built-in storage units and shelving to wall, slot for wood burning stove, TV and power points, pendant lighting and inset ceiling downlighting, wood effect luxury vinyl flooring with underfloor heating, French doors opening into:

### **Kitchen, Breakfast & Family Room – 33'0" x 18'1" max**

A beautifully presented and spacious room with kitchen area comprising an array of eye and base level cupboards and drawers with complimentary quartz worksurface and splashback, single bowl stainless steel under sunk sink unit with Quooker tap over (supplying hot, cold, filtered and boiling water, 5-ring induction hob with integrated extractor fan above, integrated double oven, integrated dishwasher, integrated 70/30 fridge freezer, island unit with quartz worksurface and storage beneath, two sets of French doors leading out to rear garden, windows to both rear and side aspects, counter display lighting, pendant lighting and inset ceiling downlighting, TV telephone and power points with USB port, wood effect luxury vinyl flooring with underfloor heating, door through to:

### **Utility Room**

Comprising eye and base level units with marble effect worksurface and splashback, under sunk stainless steel sink unit with mixer tap and worksurface integrated drainer, integrated AEG washing machine, integrated AEG tumble dryer, wood effect luxury vinyl flooring with underfloor heating, power points, inset ceiling downlighting, uPVC door to side.

### **First Floor Landing**

With fitted carpet, airing cupboard housing pressurised hot water cylinder, access to loft, inset ceiling downlighting, power point, doors to rooms.

### **Bedroom 1 – 14'10" x 12'6"**

With two windows to rear, fitted carpet, wall mounted radiator, power points with USB port, inset ceiling downlighting, opening through to:





#### **Dressing Room - 6'11" x 5'0"**

With fitted double wardrobe with sliding doors, hanging rail and shelving within, window to rear, power point, fitted carpet, inset ceiling downlighting. Door from bedroom through to:

#### **En-suite**

Comprising a fully tiled and glazed walk-in shower cubicle with integrated twin-head shower, full-tiled surround, wall mounted wash hand basin with mixer tap and storage beneath, vanity mirror above, low level WC with integrated flush, electric shaving point, obscure window to side, wall mounted chromium heated towel rail, inset ceiling downlighting, extractor fan, tiled flooring.

#### **Bedroom 2 – 14'7" x 13'0"**

With two windows to front, built-in double wardrobe with sliding doors, hanging rail and shelving within, inset ceiling downlighting, power points, door through to:

#### **En-suite**

Comprising a fully tiled and glazed walk-in shower cubicle with integrated twin-head shower, full-tiled surround, wall mounted wash hand basin with mixer tap and storage beneath, low level WC with integrated flush, obscure window to front, electric shaving point, wall mounted chromium heated towel rail, inset ceiling downlighting, extractor fan, tiled flooring.

#### **Bedroom 3 – 11'3" x 10'10"**

With window to front, inset ceiling downlighting, power points, fitted carpet, built-in double wardrobe with sliding doors, hanging rail and shelving within.

#### **Bedroom 4 – 11'1" x 10'8"**

With window overlooking rear garden, fitted carpet, inset ceiling downlighting, built-in double wardrobe with sliding doors, hanging rail and shelving within, power points.

#### **Family Bathroom**

Comprising a three piece suite of panel enclosed bath with mixer tap and twin head integrated shower above, full-tiled surround with glazed screen, wall mounted wash hand basin with mixer tap, storage beneath, vanity mirror with storage, low level WC with integrated flush, obscure window to side, electric shaving point, inset ceiling downlighting, extractor fan, wall mounted chromium heated towel rail, tiled flooring.

#### **The Front**

The property is approached via a driveway supplying off-street parking, pathway leading to front door splitting 2 areas of beautifully manicured mature planting and flower beds, access to double garage with power, lighting and infrastructure for an electric car charging point, water point to side and outside lighting, personnel gate leading to:

#### **Rear Garden**

Split into areas of turfed lawn, entertaining terrace and feature planting, all retained by close boarded fencing with outside lighting that can also be found.

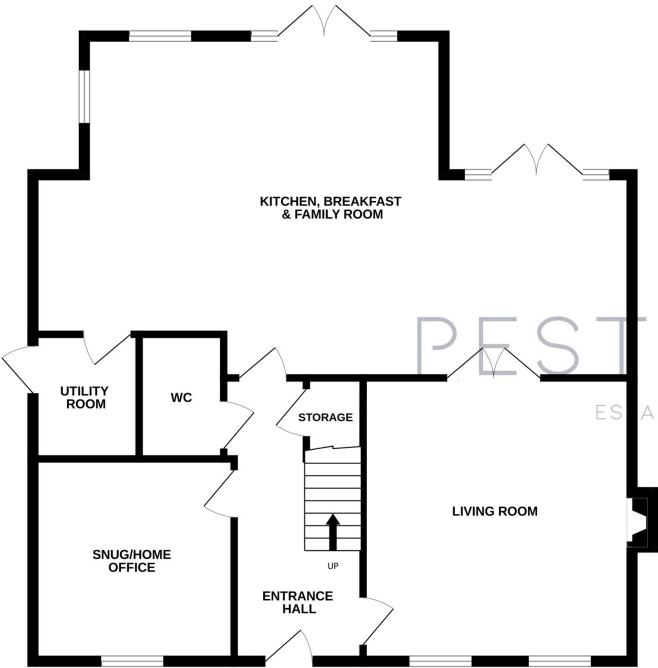
DETAILS

EPC

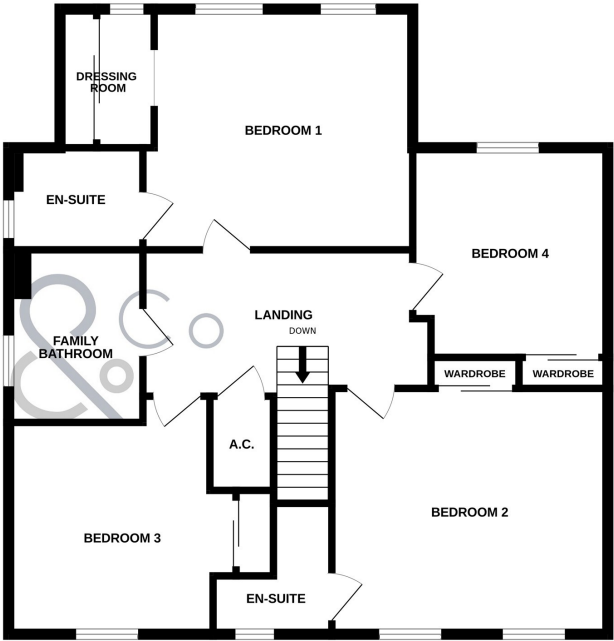
Score	Energy rating	Current	Potential
92+	A	87 B	92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR  
957 sq.ft. (88.9 sq.m.) approx.



1ST FLOOR  
951 sq.ft. (88.3 sq.m.) approx.



TOTAL FLOOR AREA : 1908 sq.ft. (177.2 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.

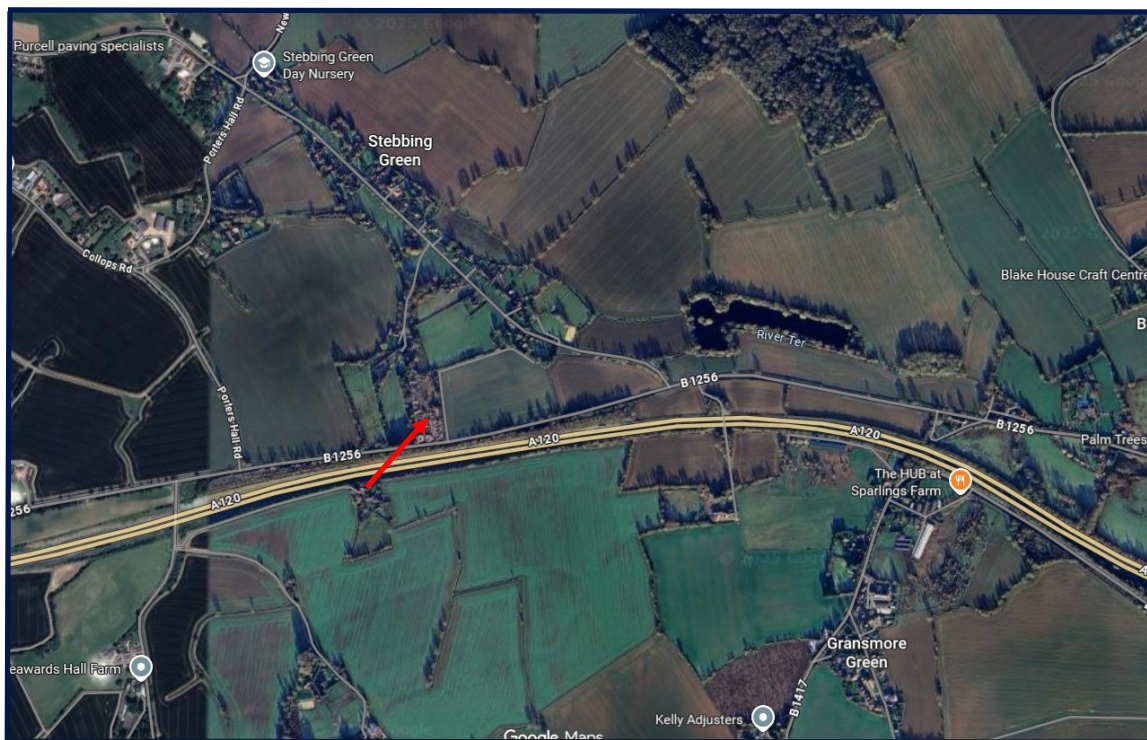
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# GENERAL REMARKS & STIPULATIONS

**Sabre Close** is a newly built development of just 10 properties and is located within Stebbing which offers a Primary School, village store, pub and bowls club. Great Dunmow is a short drive away and offers a wider range of schooling for both Junior and Senior year groups, boutique shopping and recreational facilities along with access, via the A120, to the mainline railway station at Bishop's Stortford which serves London Liverpool Street, Cambridge and Stansted Airport, as well as the M11 giving easy onward access to London and the North.

## DIRECTIONS



## FULL PROPERTY ADDRESS

Sabre Close, Stebbing, Dunmow, Essex, CM6 3LF

## COUNCIL TAX BAND

Band TBC

## SERVICES

Underfloor heating & gas fired central heating,  
mains drainage and water

## LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron  
Walden, CB11 4ER

**AGENTS NOTE:** We believe that the information supplied in this brochure is accurate as of the date 07/01/2026. 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?