



## 9 GARDEN FIELDS

Stebbing, Dunmow, CM6 3RG

£475,000

- Extended 5 Bed Semi Detached
- Large Lounge
- Kitchen And Utility Room
- Conservatory
- Dining Room
- Shower Room And Bathroom
- Garage and Parking
- Popular Cul-De-Sac Location

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## Property Description

### THE PROPERTY

Extended 4/5 bedroom family home situated within the ever popular village of Stebbing. Spacious living space including a conservatory and kitchen with large utility room. Offered chain free.

Located in the centre of Stebbing village is this extended five bedroom semi detached property.

The accommodation incorporates lounge, conservatory/dining room, kitchen, utility room, WC, five bedrooms, shower and separate bathroom. In addition the property benefits from a good size private rear garden, parking for three cars and quiet cul de sac location.

Freehold

Council Tax Band D

EPC awaiting

All Main Services Connected

### THE LOCATION

Being surrounded by the countryside offers a lovely sense of seclusion, however the world famous destinations and distinguished educational opportunities within close range of Stebbing are remarkable.

With the nationally renowned Felsted School and all the attractions of acclaimed Cambridge – 3 and 30 miles away respectively – as well as a host of other celebrated schools in the area, there really is a wealth of prospects at your fingertips.

Those with young families will be delighted to find the well respected Stebbing Primary School close-by, and the Patricia Pilgrim Nursery is just over a mile outside the village in Stebbing Green. Other educational options are just a short drive away in Great Dunmow, Rayne, Braintree and of course Felsted.

Felsted School – one of Essex's most prestigious independent educational establishments, and winner of 'Boarding School of the Year' is only moments away, offering children from pre-prep through to sixth form a first class all round education for both boarders and day attendees.

Having recently received the highest grade of 'Excellent' from the Independent Schools Inspectorate for both academic

achievement and personal development, it really does provide a fabulous close-by opportunity for learning.

Chelmsford just over 10 miles from home, is also known for the exceptional standard of education offered at both King Edward VI Grammar School and Chelmsford County High School for girls – both rated 'Outstanding' across the board by Ofsted. Meanwhile The Helena Romanes School and Sixth Form in Great Dunmow has earned a reputation for its strong sense of values and rigorous curriculum.

Stebbing is conveniently connected to the area's fast and easy travel routes – ensuring everything the wider surrounding region has to offer is within easy reach.

From home, it's just a short distance to the A120, which

connects you easily with the M11 for the prestigious city of Cambridge and onwards to the Midlands and the North via the A14 and A1( M ). To the South, you can reach the M25 in half an hour and London's North Circular road is approximately 10 minutes further.

#### **Entrance Porch**

#### **Entrance Hall**

**LOUNGE 13' 3" (NARROWING TO 8'9) X 24' 2" (4.04M (NARROWING TO 8'9) X 7.37M )**

**Conservatory / Dining Room 13' 5" x 8' 2" (4.09m x 2.49m )**

**Kitchen 10' 9" x 7' 4" (3.28m x 2.24m )**

**Utility Room 6' 8" x 10' 9" (2.03m x 3.28m )**

#### **Cloakroom**

#### **First Floor Landing**

**Bedroom 1 12' 11" x 9' 3" (3.94m x 2.82m )**

**Bedroom 2 10' 10" x 9' 11" (3.3m x 3.02m )**

**Bedroom 3 10' 8" x 7' 0" (3.25m x 2.13m )**

**Bedroom 4 10' 8" x 6' 10" (3.25m x 2.08m )**





**Bedroom 5' 6" x 9' 8" (1.98m x 2.95m )**

and picket fencing, there is a timber shed at the foot of the garden, shrub boarders, outside lighting, an outside tap

**Shower Room**

**Family Bathroom**

**Garage 13' 4" x 6' 6" (4.06m x 1.98m )**

#### **OUTSIDE**

The property offers a landscaped garden to the front with off street parking for up to three vehicles.

The garden to the rear has a small patio area, whilst the remainder is slightly elevated and mainly laid to lawn, further down the garden is a second raised patio area and the garden is enclosed by a combination of timber fencing, walls

### Ground Floor

Approx. 77.2 sq. metres (830.4 sq. feet)



### First Floor

Approx. 60.9 sq. metres (655.4 sq. feet)



Total area: approx. 138.0 sq. metres (1485.8 sq. feet)

### COUNCIL TAX BAND

Tax band D

### TENURE

Freehold

### LOCAL AUTHORITY

Uttlesford District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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