

- **DETACHED 4 BEDROOM FAMILY HOME**
- **MASTER BEDROOM WITH EN-SUITE SHOWER ROOM**
- **LIVING ROOM**
- **KITCHEN WITH SEPERATE UTILITY**
- **FAMILY BATHROOM**
- **IMMACULATE GARDEN**
- **GARAGE AND OFF STREET PARKING**



Salmons Close, BARNSTON, Great Dunmow
Offers over - £525,000

THE PROPERTY

A large 4 bedroom detached family home offering spacious living accommodation throughout ideally located in an extremely enviable cul-de-sac. The property comprises of Kitchen with separate Utility, Dining Room, Living Room, Cloakroom, 4 bedrooms, Master having En-Suite Shower Room and Family Bathroom. The property benefits from a beautiful immaculate rear garden a large single garage with parking for at least 4 vehicles.



Entrance Hall

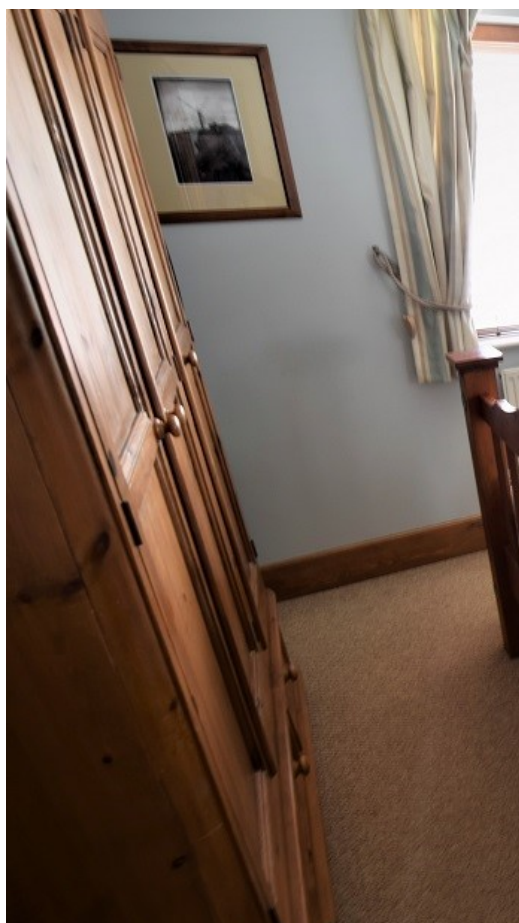
Living Room Area:
16' 6" x 11' 7" Max
(5.03m x 3.53m)

Dining Room:
11' 8" x 9' 7" Max
(3.56m x 2.92m)

Kitchen

Utility Room





First Floor Landing
Master Bedroom:
 12' 0" x 10' 9" Max
 (3.66m x 3.28m)
En-suite Shower Room
Bedroom 2:
 12' 0" x 9' 11" Max
 (3.66m x 3.02m)
Bedroom 3:
 11' 8" x 8' 8" Max
 (3.56m x 2.64m)
Bedroom 4:
 8' 5" x 6' 8" Max
 (2.57m x 2.03m)

Obscure panel glazed front door with covered storm porch opening into:

Entrance Hall:

With turned staircase to first floor landing, ceiling lighting, with under stairs storage and doors to rooms:

Living Room: 16' 6" x 11' 7" Max (5.03m x 3.53m)

With working fire place, window to rear, French doors to patio and fantastically kept and designed rear garden ceiling lighting, wall mounted radiator and fitted carpet.

Dining Room: 11' 8" x 9' 7" Max (3.56m x 2.92m)

With window to front, ceiling lighting, wall mounted radiator and fitted carpet.

Kitchen:

Comprising an array of eye and base level cupboards and drawers, complimentary rolled work surfaces, butler sink with mixer tap, recess and power for fridge freezer, five ring stainless steel hob with oven and extractor over, tiled surround, ceiling lighting, window to rear, door to:

Utility Room:

Comprising of single bowl single drainer sink unit with mixer tap, wall mounted gas boiler, ceiling lighting, under bench storage, recess and plumbing for washer dryer and dishwasher, personnel door to side and rear garden, extractor fan and tiled flooring.

Cloakroom:

Comprising of a close coupled W.C., wall mounted wash hand basin with tiled splashback, obscure window to side, ceiling lighting and tiled floor.

First Floor Land:

With a window to front, access to loft, door to airing cupboard with hot water cylinder and shelving, ceiling lighting and doors to rooms:

Master bedroom: 12' 0" x 10' 9" Max (3.66m x 3.28m)

With window to rear, ceiling lighting, wall mounted radiator and fitted carpet, door to:

En-suite Shower Room:

Comprising a close coupled W.C., pedestal wash hand basin with tiled splash back, fully tiled integrated shower cubicle and surround, obscure window to side, wall mounted radiator, ceiling lighting.

Bedroom 2: 12' 0" x 9' 11" Max (3.66m x 3.02m)

With window to front, ceiling lighting, wall mounted radiator and fitted carpet.

Bedroom 3: 11' 8" x 8' 8" Max (3.56m x 2.64m)

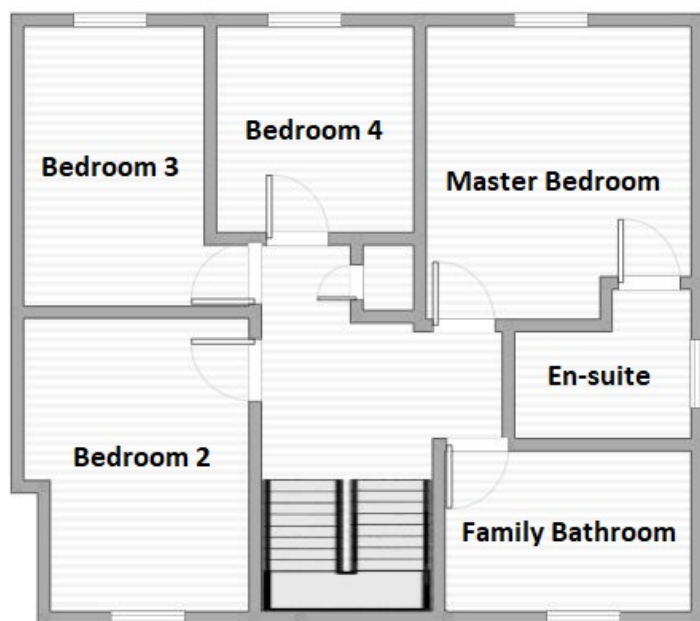
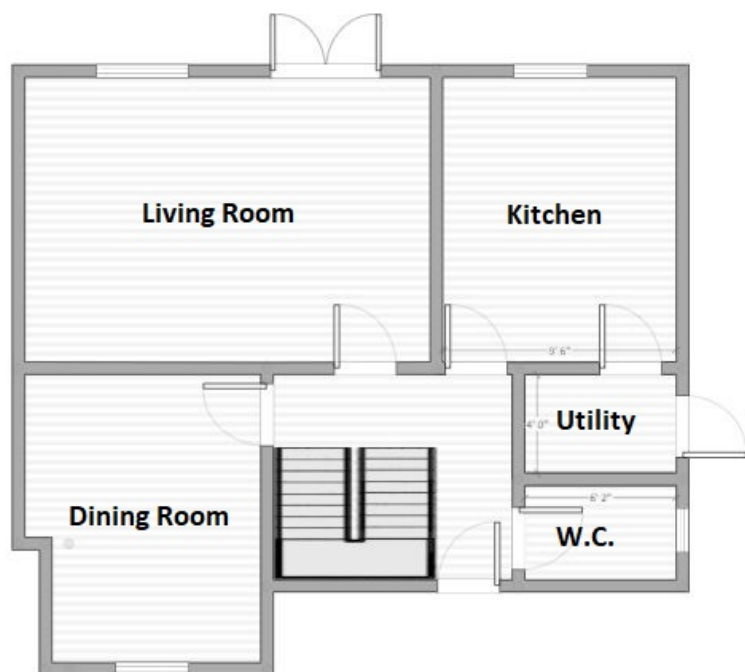
With window to rear, ceiling lighting, wall mounted radiator and fitted carpet.

Bedroom 4: 8' 5" x 6' 8" Max (2.57m x 2.03m)

With window to rear, ceiling lighting, wall mounted radiator and fitted carpet.

Family Bathroom:

Comprising of a white suite with close coupled W.C., pedestal wash hand basin, panel enclosed bath with wall mounted drainpipe style shower and separate hand held shower head, fully tiled surround to the bath and shower area, obscure window to front, inset ceiling down lighters, extractor fan, wall mounted radiator and tiled flooring.



THE PROPERTY

OUTSIDE:

The Front:

The property enjoys an enviable position in the popular quiet cul-de-sac of Salmons Close, No 2 is set back from the road with a good size front garden well stocked with mature plants and shrubs, laid primarily to lawn with further planting and beds. Pathway and further pathway leading to a driveway supplying parking for up to four vehicles giving further access to a detached single garage with up and over door, light and power supplied along with a personnel door and gated side access to:

Magnificent Feature Rear Garden:

Which is beautifully manicured, there is a large patio area ideal for entertaining, well stocked shrub and borders, a perfectly manicured lawn with gravel pathway bordering and mature hedging, specimen trees can be found along with raised planters, outside lighting and water points.



**WANT TO VIEW THIS PROPERTY? DO YOU HAVE ANY QUESTIONS?
PLEASE DO NOT HESITATE TO CONTACT US 01371 879100**

EPC TO FOLLOW

THE LOCATION

Salmon Close is located in the small village of Barnston, only a short drive to the High Street of the market town of Great Dunmow which offers superb schooling, shopping, restaurants, public houses and recreational facilities. There is nearby access for the A120 giving further access to M11 and M25 motorways giving an easy onward journey to London or the North.

GENERAL REMARKS & STIPULATIONS

D2975

FULL ADDRESS

2, Salmons Close, Barnston, Great Dunmow, CM6 1GU

SERVICES

Gas central heating, Mains electricity and water

LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron Walden, CB11 4ER
01799 510510

COUNCIL TAX BAND

Band F

VIEWING

Strictly by appointment with the letting agent Pestell & Co. If there are any points which are of importance to you, we invite you to discuss them with us prior to you travelling to the property.

DIRECTIONS

From Great Dunmow High Street by the Pestell & Co Office and continue straight on the B1008 Chelmsford Road towards the A120 and Barnston. Travel under the A120 intersection continuing on the Chelmsford Road B1008 and Salmons Close can be found on the left hand side, half a mile from the A120 Intersection. No 2. Salmons Close can be found on the left hand side.



OFFICE OPENING TIMES

7 days a week. Monday to Friday 9.00am to 6.00pm, Saturday's 9.00am to 5.00pm and Sunday's 10.00am to 1.00pm.

IMPORTANT NOTICE

AGENTS NOTE: 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.

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