

- 3 BEDROOM DETACHED
- MASTER BEDROOM WITH EN-SUITE  
SHOWER ROOM
- LIVING ROOM
- KITCHEN DINER
- CONSERVATORY
- DOWNSTAIRS CLOAKROOM
- THREE PIECE BATHROOM SUITE
- SINGLE GARAGE
- AMPLE OFF STREET PARKING FOR 4  
VEHICLES
- REAR GARDEN



**STEVENS LANE, FELSTED**  
**Asking Price of: £485,000**



## THE PROPERTY

Perfectly located on the quiet rural Stevens Lane on the out skirts of Felsted, this well presented detached family home offers 3 bedrooms, Kitchen Diner, Conservatory, Living Room and downstairs cloakroom. Upstairs are three Bedrooms, contemporary en-suite shower room and three piece family bathroom suite. Externally the property enjoys ample driveway parking for at least 4 vehicles, single garage and good size rear garden with timber shed.



### Entrance Hall

### Living Room:

13'5" x 15'1" max (4.11m x 4.6m)

### Kitchen Diner:

20'11" x 8'10" (6.1m x 2.5m)

Secondary area: 6'2" x 9'6" (1.9m x 2.9m)

### Conservatory:

10'10" x 12'11" (3.1m x 3.7m)

### Cloakroom:

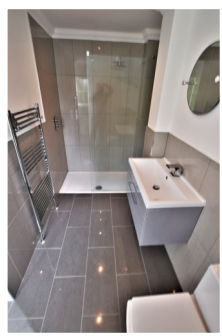
10'7" x 9'6" (3.3m x 2.9m)







**First Floor Landing**  
**Master Bedroom:**  
 11'6" x 15'9" max (3.5m x 4.8m)  
**En-suite Shower Room:**  
**Bedroom 2:**  
 11'7" x 10'8" (3.6m x 3.3m)  
**Bedroom 3:**  
 9' x 7'8" (2.7m x 2.4m)  
**Family Bathroom:**



Panelled front door with covered storm porch over opening onto:

### Entrance Hall

Good size entrance hall with windows on both sides, tiled flooring, ceiling lighting, stairs rising to first floor landing and doors to rooms:

### Living Room: 13'5" x 15'1" max (4.11m x 4.6m)

With wooden flooring, windows to front, contemporary fire place with hearth and door to:

### Kitchen Diner: 20'11" x 8'10" (6.1m x 2.5m)

### With a secondary area: 6'2" x 9'6" (1.9m x 2.9m)

A fantastic kitchen with granite work surfaces and granite up stands and sills, an array of eye and base level cupboards and drawers, integrated dishwasher, 1½ bowl Smeg sink with mixer tap and integrated drainer, integrated fridge and freezer, integrated Neff double oven, five ring gas hob with extractor over, integrated washing machine, tiled flooring, ceiling lighting, window to front, pedestrian door to side.

### Conservatory: 10'10" x 12'11" (3.1m x 3.7m)

With tiled flooring, wall mounted radiator, electric points, lighting, French doors to patio and rear garden.

### Cloakroom:

With contemporary white suite with close coupled W.C., wash hand basin with vanity unit under, large obscure window to front, extractor fan, ceiling lighting, tiled flooring.

### First Floor Landing

With ceiling lighting, smoke alarm, airing cupboard housing pressurised hot water cylinder and shelving, doors to rooms:

### Master Bedroom: 11'6" x 15'9" max (3.5m x 4.8m)

With windows to front, built-in wardrobes, ceiling lighting and door to:

### Contemporary En-suite Shower Room

With large obscure window to front, tiled flooring, half tiled surround, close coupled W.C., large wash hand basin with storage drawer under, walk-in fully tiled double shower cubicle with full tiled surround and low entering glass door, inset ceiling down lighters, further built-in storage cupboard, extractor fan.

### Bedroom 2: 11'7" x 10'8" (3.6m x 3.3m)

With window to rear, ceiling lighting, fitted radiator.

### Bedroom 3: 9' x 7'8" (2.7m x 2.4m)

With window to rear, access to loft, ceiling lighting.

### Family Bathroom

Modern suite of close coupled W.C., wash hand basin with storage drawer under, panel enclosed bath with centre fill wall mounted tap and shower attachment, half tiled surround, obscure window to side, extractor fan, heated towel rail, ceiling light point.



Ground Floor



First Floor



## THE PROPERTY

### Outside

The property is perfectly located on the quiet rural Stevens lane on the out skirts of Felsted, the property is set from the road, there is parking comfortably for 4 vehicles is laid primarily to Tarmacadam driveway leading to:

#### Single Garage:

With up and over door, light and power also supplied with further pedestrian access into lawned area, mature hedging and further planting and gated side access leading to:

#### Rear Garden:

Laid primarily to lawn with well stocked beds and good size patio area located adjacent to the conservatory, ideal for entertaining, trees include Apple and Pear. There is a hard standing and timber shed, outside water and lighting points can also be found all retained by close boarded fencing.





# Energy Performance Certificate



**The Beech, Stevens Lane, Felstead, DUNMOW, CM6 3NJ**

**Dwelling type:** Detached house  
**Date of assessment:** 13 June 2012  
**Date of certificate:** 14 June 2012

**Reference number:** 8708-2279-9939-4196-7623  
**Type of assessment:** SAP, new dwelling  
**Total floor area:** 104 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

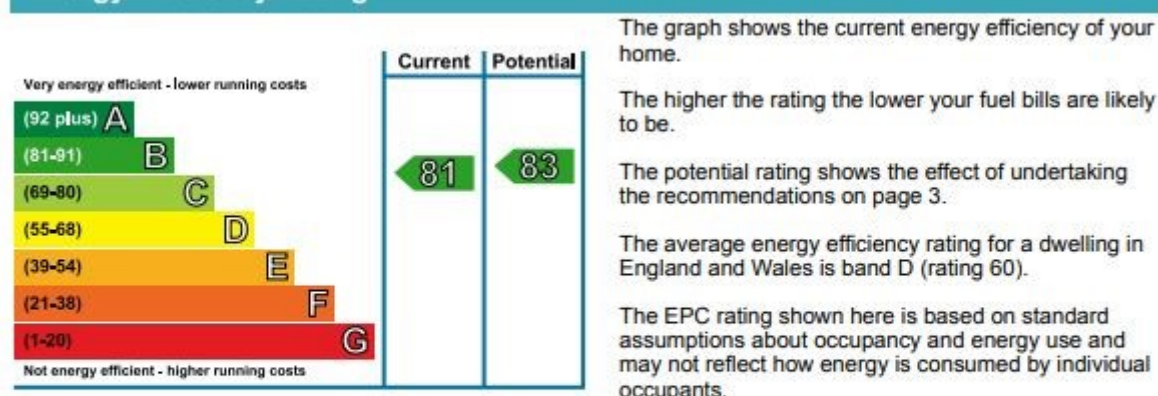
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,536</b>
<b>Over 3 years you could save</b>	<b>£ 99</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 273 over 3 years	£ 159 over 3 years	
<b>Heating</b>	£ 1,053 over 3 years	£ 1,068 over 3 years	
<b>Hot Water</b>	£ 210 over 3 years	£ 210 over 3 years	
<b>Totals</b>	<b>£ 1,536</b>	<b>£ 1,437</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



## Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£45	£ 99

**The Beech** is perfectly located on the quiet rural Stevens lane on the out skirts of Felsted, it's esteemed independent school being just minutes by car. Ideally situated between Chelmsford and Great Dunmow, London can be accessed via Chelmsford City Mainline Railway Station in just 50 minutes. The market town of Great Dunmow is also close by offering schools, shopping, restaurants, public houses and many more recreational facilities. Further to this Great Dunmow also offers the A120 giving further access to M11/M25 and of course London Stansted International Airport.

## GENERAL REMARKS & STIPULATIONS

D2987

## FULL ADDRESS

The Beech, Stevens Lane, Felsted, Essex, CM6 3NJ

## SERVICES

Mains electricity, gas, water and drainage

## LOCAL AUTHORITY

Uttlesford District Council, Council Offices, London Road, Saffron Walden, Essex CB11 4ER. Telephone Number: 01799 510510

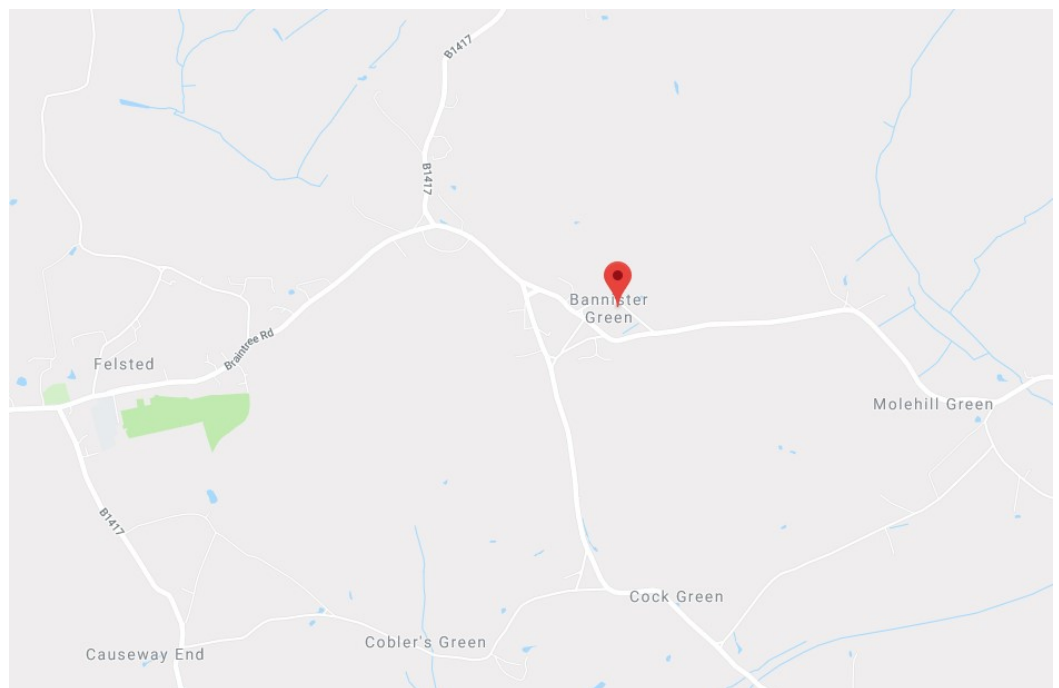
## COUNCIL TAX BAND

Band E

## VIEWING

Strictly by appointment with the selling 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



## 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.



# PESTELL & CO

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call one of our experienced team for further  
information.**

