

PESTELL & Co

ESTABLISHED 1991



LITTLE MAYPOLE, THAXTED
GUIDE PRICE: £445,000

THREE BEDROOM MID TERRACE TOWNHOUSE | NO ONWARD CHAIN
OPEN PLAN LIVING DINING AREA | UTILITY ROOM | MASTER
BEDROOM WITH ENSUITE | THREE PIECE FAMILY BATHROOM
BLOCK PAVED PARKING BAYS FOR TWO VEHICLES | ENCLOSED REAR
GARDEN AND PATIO | UNINTERRUPTED COUNTRYSIDE VIEWS

WWW.PESTELL.CO.UK

01371 879100

THE PROPERTY

A distinctive property on a small development set against a beautiful rural backdrop on the edge of Thaxted. Accessed via a large, impressive entrance hall, there is a large living room/diner, kitchen with separate utility room and cloakroom on the ground floor and three bedrooms, one with en-suite, and a family bathroom on the first floor. This development is ideal for families seeking peaceful surroundings.



IMAGE OF SHOW HOME



IMAGE OF SHOW HOME

ENTRANCE HALL

UTILITY ROOM

LIVING ROOM/DINER 22'11" X 11'4"

CLOAKROOM

KITCHEN 11'9" X 9'9"



IMAGE OF SHOW HOME



IMAGE OF SHOW HOME



IMAGE OF SHOW HOME



IMAGE OF SHOW HOME

FIRST FLOOR LANDING

BEDROOM 2 15'2" X 9'10"

MASTER BEDROOM 11'9" X 9'9"

BEDROOM 3 15'2" X 12'7"

EN-SUITE

BATHROOM



IMAGE OF SHOW HOME



IMAGE OF SHOW HOME

Composite panel and obscure glazed front door opening into:

ENTRANCE HALL

Carpeted stairs rising to first floor landing, under stairs storage cupboard with automated light, inset ceiling downlighting, wall mounted radiator, telephone and power points, wood effect vinyl flooring and doors to rooms.

LIVING ROOM/DINER - 22'11" X 11'4"

Large window to front and French doors to rear West facing garden and countryside views beyond, wall mounted radiators, TV, telephone and power points, ceiling lighting, continuation of the wood effect vinyl floor and large opening through to:

KITCHEN - 11'9" X 9'9"

Comprising an array of eye and base level cupboards and drawers with complimentary square edge wood effect work surface and splashback, 1 bowl single drainer stainless steel sink unit with mixer tap, 4 ring electric hob with oven under, stainless steel splashback and extractor fan above, integrated fridge and freezer, integrated dishwasher, integrated washing machine, cupboard housing Vaillant boiler, an array of power points, inset ceiling downlighting, window and door to rear garden and farmland and countryside views beyond, door through to hallway.

UTILITY

Comprising a workstation with wood effect square edge work surface, storage and recess and power for tumble dryer, wall mounted fuse board, electric sockets, extractor fan and inset ceiling downlighting, along with continuation of the wood effect vinyl floor.

CLOAKROOM

Comprising a close coupled WC, wall mounted wash hand basin, with contemporary mixer tap and tiled splashback, obscure window to front, inset ceiling downlighting, extractor fan, wall mounted heated towel rail, continuation of the wood effect vinyl floor.

FIRST FLOOR LANDING

With ceiling lighting, ceiling mounted smoke alarm, fitted carpet and doors to rooms.

MASTER BEDROOM - 11'9" X 9'9"

With windows to both side and rear aspects, giving breath taking, far reaching countryside views, wall mounted radiator, ceiling lighting, TV, telephone and power points, fitted carpet, wall mounted controllable fresh air ventilation system and door to:

EN-SUITE

Comprising a fully tiled and glazed shower cubicle with twin head, wall mounted wash hand basin with vanity unit under, contemporary mixer tap above, close coupled WC, wall mounted heated towel rail, full tiled surround, electric vanity mirror, inset ceiling downlighting, extractor fan and tiled flooring.

BEDROOM 2 - 15'2" X 9'10"

With two windows to front, wall mounted radiator, ceiling lighting, an array of power and TV points, wall mounted controllable fresh air ventilation system and fitted carpet.

BEDROOM 3 - 15'2" X 12'7" MAX

With window to rear offering far reaching countryside views, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet, wall mounted controllable fresh air ventilation system and access to loft.

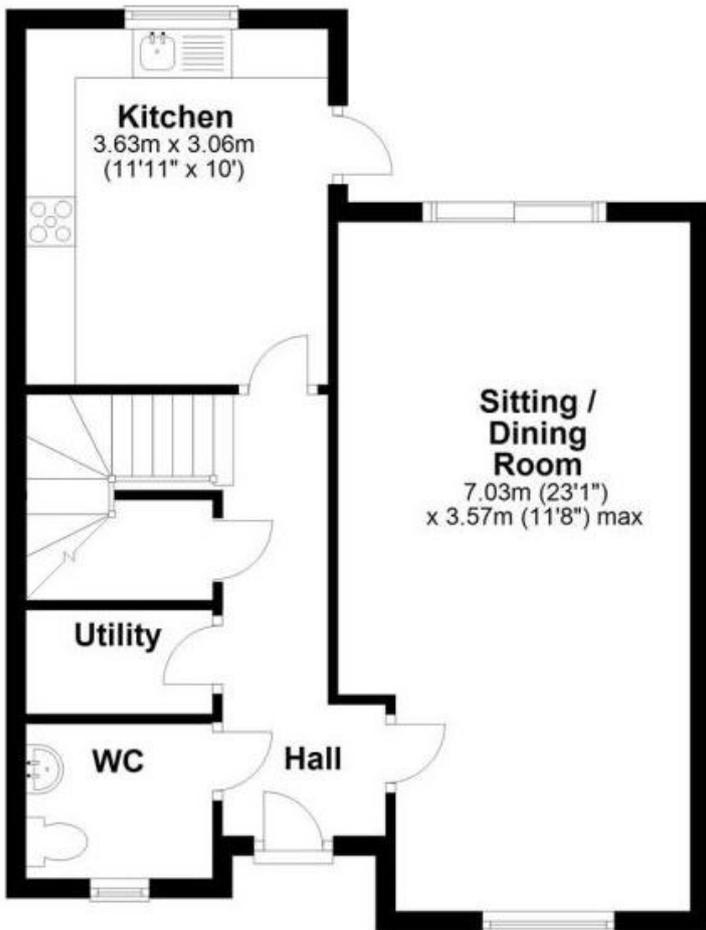
BATHROOM

Comprising a three piece suite of panel enclosed bath with mixer tap and further wall mounted shower above, fully tiled and glazed, low level WC with integrated flush, wall mounted wash hand basin with sliding drawer storage beneath, wall mounted heated towel rail, inset ceiling downlighting, extractor fan, full tiled surround, obscured window to front and tiled flooring.



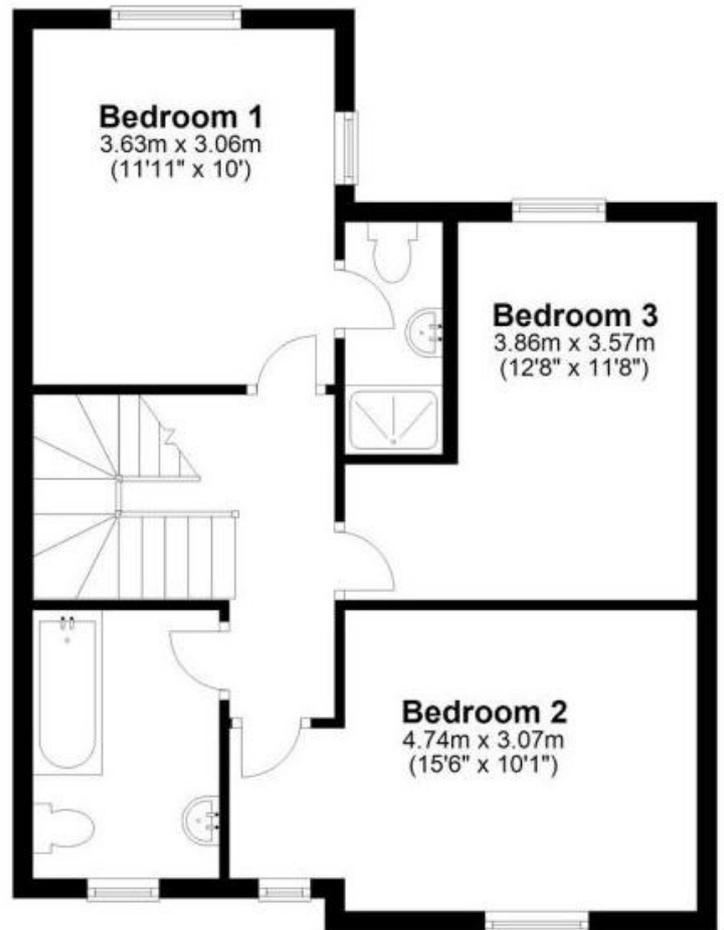
Ground Floor

Approx. 51.3 sq. metres (551.7 sq. feet)



First Floor

Approx. 51.9 sq. metres (558.5 sq. feet)



Total area: approx. 103.1 sq. metres (1110.2 sq. feet)

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

OUTSIDE

The front of the property is approached via a block paved drive and paved pathway leading to front door with lawn and decorative trees.

REAR GARDEN

Laid primarily to lawn and patio retained by close boarded fencing and post and rail fence to rear therefore offering uninterrupted views of the countryside and farmland beyond.



THE LOCATION

Maypole View is located on the edge of the magnificent Medieval town of Thaxted, Essex with all the day to day amenities of life available within a short walk. Home to the distinguished Guildhall, eminent Thaxted Church and the restored John Webb's Windmill, Thaxted has a wonderful history which dates back to before the Domesday Book. Set against a backdrop of exquisite architecture, Thaxted is considered to be the jewel in the crown of Essex. The town is resplendent in architectural interest, unique in character with a flourishing community which remains today what it has been for the last ten centuries - a thriving town which moves with the times, but also embraces its heritage with admirable respect.

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 supplying further access to M11/M25 and of course London Stansted International Airport.

GENERAL REMARKS & STIPULATIONS

D3329

FULL ADDRESS

Plot 2, Maypole View, Little Maypole, Thaxted, Dunmow, Essex CM6 2EZ

SERVICES

Gas fired central heating, electricity, water and mains drainage.

LOCAL AUTHORITY

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

COUNCIL TAX BAND

To be advised

EPC

Band B

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



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.

ESTABLISHING OURSELVES AS A LEADING LOCAL
AGENT FOR 30 YEARS!!!



WE HAVE IT COVERED, PLEASE DO NOT HESITATE TO CALL ONE OF
OUR EXPERIENCED TEAM FOR FURTHER INFORMATION.

WOULD YOU LIKE A FREE HOME VALUATION?

WANT TO CHANGE AGENT AND GET YOUR PROPERTY SOLD?

DO YOU HAVE A PROPERTY THAT YOU WOULD LIKE TO RENT BUT UNCERTAIN
HOW TO GO ABOUT IT?

INTERESTED IN LAND ACQUISITION?

HAVE A COMMERCIAL PROPERTY TO SELL OR LET?

ARE YOU A DEVELOPER LOOKING FOR AN AGENT TO MARKET YOUR SITE?