andersons



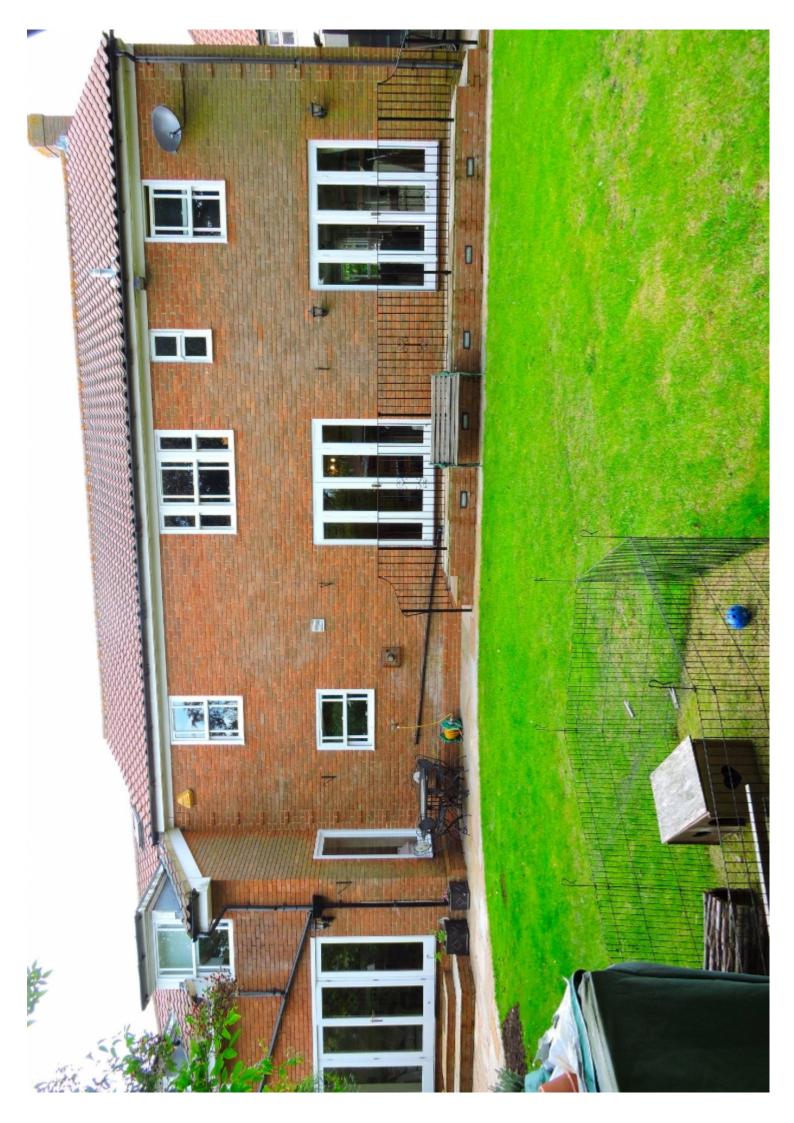
4, Riche Close, Felsted

£1,000,000 OIEO

A fabulous six bedroom detached family house immaculately presented in the heart of the village. Perfect for walking to the shop and schools and excellent commuter links. EPC D

Quality from home to home

andersonsproperty.com



4, Riche Close, Felsted

£1,000,000 OIEO

Overview Summary

A fabulous six bedroom detached family house immaculately presented in the heart of the village. Perfect for walking to the shop and schools and excellent commuter links. EPC D

Key features

- Village centre location
- Walk to Village Shop and Schools
- Excellent commuter links
- Double Garage and off road parking
- Lovely garden with gate to school grounds

- Bespoke Handmade Kitchen
- Large Kitchen/Dining/Living Area
- 6 Bedrooms
- 4 Bathrooms
- Study

Local area

Felsted is a most sought after North Essex village renowned for its Public School. Local amenities cater for all your daily needs and include excellent schools, village shop with Post Office, various smaller independent shops, coffee shop, pub, restaurants, Doctors' surgery, Parish Church, a variety of clubs catering for all age groups, British Legion hall. Regular buses run to Dunmow, Braintree & Chelmsford for a wider selection of shopping and leisure facilities and main line rail link to London Liverpool Street from the latter two towns. The A120 for its connection to M11 is a few minutes drive and Stansted Airport is approximately 9 miles to the West.

Schools & Transport

- New Hall School, 7.10 Miles
- Helena Romanes School, 3.90 Miles
- Chelmsford County High Schools, 7.89 Miles
- Felsted Preparatory School, 0.01 Miles
- Felsted School, 0.36 Miles

- Felsted Primary School, 0.84 Miles
- Whipper-Snappers, 0.97 Miles
- King Edward VI Grammar School, 8.10 Miles
- Chelmsford Railway Station, 8.32 Miles
- Stansted Airport, 7.72 Miles

Further Details

Tenure: Freehold

Local Authority: Uttlesford District Council. Tel 01799 510510

Total Sq Ft: 2,777 (258 Sq M) approx

Felsted office: 01371 822122

AGENTS NOTES: These particulars have been prepared in all good faith to give a fair overall view of the property, but should NOT be relied upon as statements of fact. If any points are particularly relevant to your interest in the property please ask for further information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars shall be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. It should not be assumed that any of the contents, furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photographys. No assumptions should be made with regard to parts of the property that have not been photographed. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. It should not be assumed that the property has all the necessary planning permissions, building regulations or other consents, and where any reference is made to planning permissions or potential uses such information is given in good faith. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. The information in these particulars is given without responsibility on the part of Andersons or their Clients. The particulars do not form any part of an offer or a contract and neither Andersons nor its employees has any authority to make or give any representations or warranty whatsoever in relation to this property.





A fabulous opportunity to acquire a six bedroom family house in the heart of the village; immaculately presented accommodation and with approximate room sizes, briefly comprises a solid wood entrance door with obscure glazed panels leading into the entrance hall.

ENTRANCE HALL 19'4 x 11'11 into recess (5.91m x 3.64m)

A spacious hallway with stairs rising to first floor landing, doors to lounge, main living area, boot room and cloakroom, inset ceiling spotlights, radiator, power points, solid wood flooring.

CLOAKROOM

Low level WC, contemporary Travertine sink mounted on a vanity stand with wall mounted taps, tiled splash back, tiled flooring, inset ceiling spotlights, timber framed obscure double glazed window to the side elevation, radiator.

LOUNGE 26'1 x 13'0 (7.96m x 3.97m)

A lovely bright room benefitting from a dual aspect, timber framed double glazed sash windows to the front elevation and timber framed patio doors with glazed side panels to the rear elevation leading out to the gardens. Radiators, ceiling light fittings, attractive feature fireplace with stone hearth and surround, ample power points, double opening doors to the kitchen/dining/living area.

BOOT ROOM 9'7 x 7'9 (2.93m x 2.37m)

This is a very handy room, great to have somewhere to put muddy boots, coats and or the dog. Ceiling light fitting, radiator, timber framed hung sash window to the front elevation.

The main kitchen/living area is split into two parts:

KITCHEN/DINING AREA 24'11 x 17'11 (7.06m x 5.47m)

A lovely area with open archway through to a snug sitting area and a fully fitted kitchen; timber framed hung sash window to the rear elevation and further French doors with glazed side panels also to the rear elevation, inset ceiling spotlights and ceiling light fittings, door to utility room, radiators.

The kitchen is bespoke, handmade with granite working surfaces that incorporate a butler sink with Victoriana style mixer tap and a drainer cut into the granite, a range of drawers and cupboards under with integrated Miele dishwasher, a complement of wall mounted cupboards, a 3 oven Aga with two hotplates and extractor fan over, space for large American style fridge freezer and a large island unit with fitted Bosch oven, granite work surface, drawers and cupboards under and power points. Karndene style wood effect flooring, alarm system and power points.

Through the archway into the snug sitting room:

SNUG SITTING ROOM 15'7 x 12'9 (4.76m x 3.91m)

This comfortable snug area has Travertine stone flooring, inset ceiling spotlights, fabulous full height window to the rear elevation and French doors with glazed side panels affording a wonderful view of the garden and making the room very light and airy; inset ceiling spotlights, radiator, power points, spiral staircase to the first floor rear landing.

UTILITY ROOM

A very practical room having Travertine flooring, hung sash window to the front elevation, door to the garage, inset ceiling spotlights, roll edge working surface with inset stainless steel one and a half bowl sink with mixer tap and single drainer, space for washing machine and tumble dryer, range of drawers and cupboards with a complement of wall mounted cupboards, power points, cupboard housing gas central heating boiler.

FIRST FLOOR LANDING

A turning staircase to a half landing that leads through to the main landing area and access to six bedrooms; inset ceiling spotlights, access to loft storage space, airing cupboard with Ultra Steel Albion hot water tank.

MASTER BEDROOM 17'9 x 13'0 (5.41m x 3.97m)

A beautiful master bedroom having two timber framed hung sash windows to the front elevation, large wall mounted modern radiator, bank of built in wardrobes to one wall, air conditioning unit, ample power points, ceiling light fitting, door to en suite bathroom.

EN SUITE BATHROOM

A white suite comprising an enclosed double width shower cubicle with two shower heads and power showers, wooden vanity units with two contemporary wash hand basins with mixer taps, low level WC with hidden cistern, fully tiled walls, heated towel ladder, timber framed obscure double glazed hung sash window to the rear elevation, inset ceiling spotlights, extractor fan, shaver point.





BEDROOM (2) 12'11 x 12.5 (3.95m x 3.80m)

Double bedroom with large timber framed hung sash window to the rear elevation overlooking the rear garden, radiator, ceiling light fitting, power points, door to en suite shower room.

EN SUITE SHOWER ROOM

White suite comprising low level WC, contemporary ceramic wash hand basin with vanity unit, enclosed fully tiled Shower cubicle with power shower, obscure double glazed hinged sash window to the rear elevation, extractor fan, inset ceiling spotlights, heated towel ladder, ceramic tiled flooring, part ceramic tiled walls and shaver point.

BEDROOM (3) 12'3 x 12'2 (3.73m x 3.71m)

Further double bedroom overlooking the rear garden with timber framed hung sash window, radiator, ceiling light fitting, power points, door to en suite shower room.

EN SUITE SHOWER ROOM

Corner shower unit with glazed sliding doors and power shower, vanity mounted wash hand basin, low level WC, tiled flooring, part tiled walls, inset ceiling spotlights, extractor fan, heated towel ladder.

BEDROOM (4) 11'1 x 7'10 (3.40m x 2.38)

A lovely bright bedroom having two timber framed hung sash windows to the front elevation, ceiling light fitting, built in wardrobes, ample power points, radiator.

BEDROOM (5) 11'6 x 8'2 (3.50m x 2.50m)

Further single bedroom having timber framed hung sash window to the front elevation, ceiling light fitting, radiator, power points.

BEDROOM (6) 16'5 x 16'4 (5.20m x 5.00m)

This is a lovely large addition to the original property having two timber framed hung sash windows to the front of the property, radiators, inset ceiling spotlights, power points, air conditioning unit, door to the rear landing and a further room that is currently used as a study and a door to an en suite family bathroom.

EN SUITE FAMILY BATHROOM

A lovely bright modern bathroom with Velux roof light, a white suite comprising panel enclosed bath with shower screen and separately mounted shower with rainfall shower head, low level WC, vanity mounted large modern wash hand basin with mixer tap, shaver point, ceramic tiled flooring, part tiled walls, inset ceiling spotlights, extractor fan, heater towel ladder.

The rear landing has the spiral staircase going down to the snug sitting room, timber framed hung sash window to the side elevation, inset ceiling spotlights and door to the study.

STUDY 15'9 x 8'8 (4.82 x 2.66m)

A useful bright home office having two timber framed hung sash Dormer windows overlooking the rear of the property, ceiling light fittings, power points, radiator.

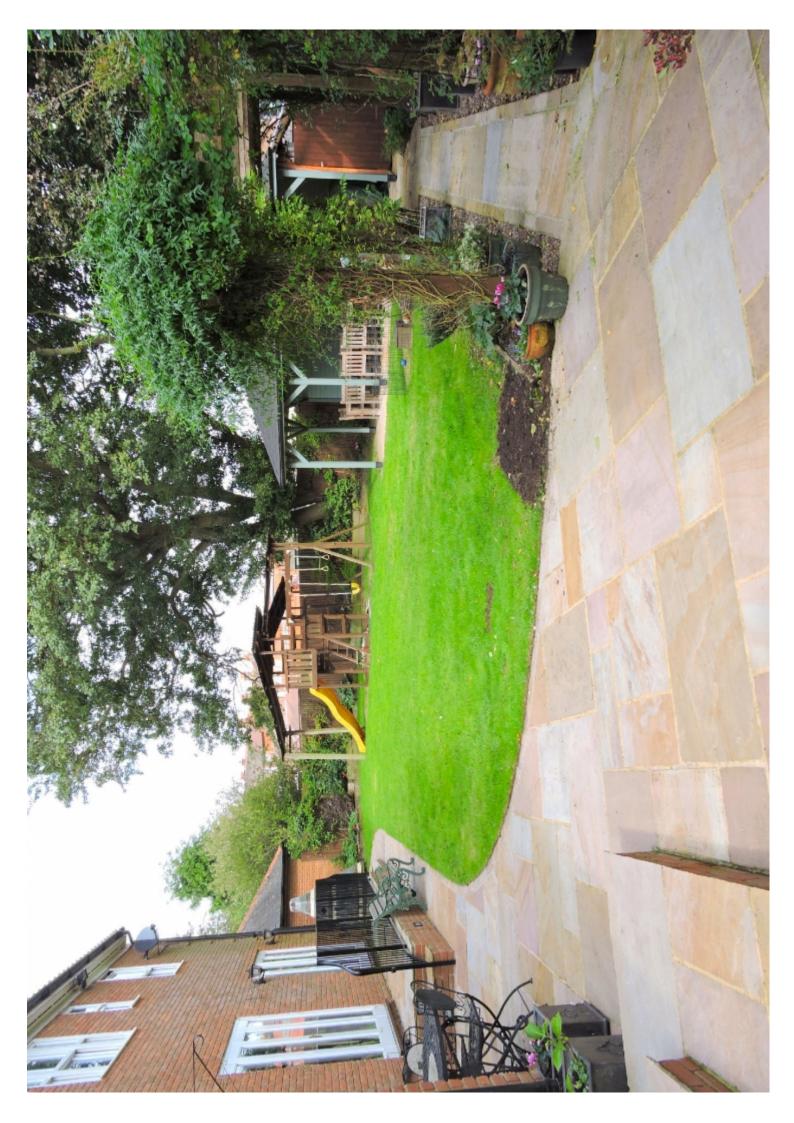
OUTSIDE

Riche Close is a private close of 4 dwellings set in the centre of the village and No. 4 is situated in the rear corner, where cobbled hard standing provides parking for several cars in front of the double garage. The garden has attractive shrub beds and border and the garage has power and light connected with an electric roller shutter door and pedestrian door. Access to the rear garden is through the garage.

To the immediate rear of the property is a lovely sweeping patio area with raised terrace and railings, the majority of the rear garden is laid to lawn with some attractive shrub beds and borders, a large pergola with climbing roses, a covered barbeque and dining area and a childrens play area. The rear boundary has high panel fencing and a gate giving access to the school grounds.











Energy Performance Certificate 4, Riche Close, Felsted, DUNMOW, CM6 3DB Dwelling type: Detached house Date of assessment: 27 May 2017 Date of certificate: 31 May 2017 Type of assessment: Total floor area: RdSAP, existing dealing 258 m² 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 resources Estimated energy costs of dwelling for 3 year Current costs Potential costs Potential future say € 390 over 3 years £ 390 over 3 years £ 5,100 over 3 years £ 4.737 over 3 years Hot Water £ 444 over 3 years £ 444 over 3 years Totals £ 5,934 These figures show how much the average household would spe-water and is not based on energy used by individual households. like TVs, computers and cookers, and electricity generated by maald spend in this pro sholds. This exclude **Energy Efficiency Rating** The graph shows the current energy efficiency of your Current Potential The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. 88 The average energy efficiency rating for a dwelling in England and Wates is band D (rating 60). The EPC rating shows here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants. nended measures Indicative cost £800 - £1,200 1 Floor insulation (suspended floor) £ 360 2 Solar photovoltaic panels, 2.5 kWb £5,000 - £8,000 £ 555





