# andersons



### 5, Buryfields, felsted

#### £600,000 Sold STC

An immaculately presented 4 Bedroom detached house with scope for further extensions (subject to pp) in a quiet location in the centre of the village. EPC D

Quality from home to home

andersonsproperty.com



## 5, Buryfields, felsted

#### **Overview Summary**

An immaculately presented 4 Bedroom detached house with scope for further extensions (subject to pp) in a quiet location in the centre of the village. EPC D

#### Key features

- Immaculately Presented
- 3 Reception Rooms
- Established mature Gardens
- Farmland views

- Quiet location
- Garage and off road parking
- Walk to the shop
- Room for further improvement

#### Local area

Felsted is renowned for its schools and is an extremely popular North Essex village with local amenities catering for all your daily needs that include a shop with post office, Doctors' surgery, Parish church, coffee shop, pubs & restaurants, numerous clubs and activities for all age groups, British Legion and a bus services running to Gt Dunmow, Braintree and Chelmsford for a wider selection of shopping and leisure facilities. Main line rail to London Liverpool Street station is from Braintree & Chelmsford, 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, 7.25 Miles
- Felsted Preparatory School, 0.26 Miles
- Chelmsford County High Schools, 7.98 Miles
- Stansted Airport, 7.53 Miles
- Bishop Stortford College, 12.04 Miles

- Felsted Primary School, 1.01 Miles
- Helena Romanes School, 3.68 Miles
- Felsted School, 0.47 Miles
- Chelmsford Railway Station, 8.42 Miles
- Bishop's Stortford Station, 11.33 Miles

#### Further Details

Tenure: Freehold Local Authority: Uttlesford District Council. Tel 01799 510510 Total Sq Ft: 1,644 (153 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 photograph/s. 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 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.





The accommodation really flows through this property and is very versatile, the size of the property and the garden lends itself total to a young growing family and with approximate room sizes briefly comprises a solid wood entrance door with covered storm porch giving access to the entrance hall.

#### ENTRANCE HALL

A bright and spacious hallway with a lovely bow fronted window giving a nice outlook over the front garden, doors to kitchen, sitting room and cloakroom and a turning staircase to the first floor, ceiling light fitting, radiator, wood effect laminate flooring and power points.

#### CLOAKROOM

White suite comprising low level WC, vanity unit with inset wash hand basin, obscure glazed window to the utility room, extractor fan, ceiling light fitting, heated towel ladder.

#### SITTING ROOM 18'7 x 14'2 (5.66m x 4.32m)

A delightful room having large UPVC double glazed window to the front elevation affording plenty of light, timber and glazed door to the entrance hall, timber and glazed internal French doors to the garden room, with attractive bevelled glass side panels, wall mounted and ceiling light fittings, feature gas fireplace with stone hearth and surround, power points, radiators, coving.

#### KITCHEN 12'1 x 9'5 (3.69m x 2.87m)

A lovely bespoke fully fitted kitchen that is open to the dining room, has wooden working surfaces that incorporate 4-ring Neff gas hob with extractor hood over, integrated Neff double oven, a range of drawers and cupboards under, integrated Indesit dishwasher and space for large fridge/freezer. A central island has double stainless steel sinks with mixer taps and fitted chopping boards and cupboards under. Ceiling light fitting, tiled splash backs, complement of wall mounted cupboards, UPVC double glazed window to the side elevation, timber and glazed door to utility room.

#### DINING AREA 13'8 x 10'0 (4.16m x 3.05m)

Open plan room from the kitchen this area is also continues through to the garden room and has large UPVC double glazed picture window to the rear elevation affording lovely views of the garden and the open countryside beyond, ceiling light fitting, radiator, power points.

#### UTILITY ROOM

A very useful room having roll edged working surfaces incorporating stainless steel sink unit with single bowl and drainer and cupboards under, spaces for washing machine, tumble dryer, fridge/freezer and Worcester gas fired central heating boiler. Further working surfaces, UPVC half glazed door to the rear elevation, large UPVC picture window to the rear elevation and internal door to the garage, fluorescent ceiling light, laminate flooring, power points, further UPVC double glazed window to the front elevation.

#### GARDEN ROOM 12'1 x 10'2 (3.70m x 3.09m)

This super room links back to the sitting room and has a set of patio doors to the rear garden, further UPVC double glazed window to the side elevation, ceiling light fitting, radiator, power points.





#### FIRST FLOOR LANDING

A turning staircase rises to a spacious first floor landing with doors to all bedrooms and the family bathroom, access to the loft storage space, UPVC double glazed window to the front elevation, radiator, ceiling light fittings.

#### BEDROOM (1) 14'5 x 11'1max (4.40m x 3.38m)

This bright and airy master bedroom has a bank of fitted wardrobes and drawers to two walls, UPVC double glazed picture window to the rear elevation, affording stunning views over the open countryside, radiator, wall mounted light fittings, door to en suite shower room.

#### EN SUITE SHOWER ROOM

A white suite comprising low level WC, pedestal wash hand basin, corner shower cubicle with power shower, inset ceiling spotlights, extractor fan, wall mounted light fittings, fully tiled walls, heated towel ladder.

#### BEDROOM (2) 13'8 x 10'0 (4.16m x 3.05m)

A further good size double bedroom having UPVC double glazed picture window to the rear elevation, wall mounted and ceiling light fittings, radiator, power points.

#### BEDROOM (3) 10'3 x 9'4(3.14m x 2.85m)

This bedroom is currently used as a single bedroom with a study area, and will easily fit a double bed in, radiator, UPVC double glazed window to the side elevation, ceiling light fitting, power points.

#### BEDROOM (4) 11'2 x 8'10 (3.41m x 2.71m)

A large single bedroom that is currently used as a home study room with bespoke built in desks and a wardrobe, radiator, ceiling light fitting, UPVC double glazed window to the front elevation, power points.

#### FAMILY BATHROOM

A white suite comprising low level WC, pedestal wash hand basin, panel enclosed bath with mixer tap and wall mounted shower, curved shower screen, obscure glazed window to the side elevation, ceiling light fitting, part tiled walls, heated towel ladder.

#### OUTSIDE

The property is approached via a no through road and is at the end of a cul de sac where there is a large tarmac driveway providing parking for a number of vehicles and a single attached garage with up and over door, power and light connected, a personal door giving access to the utility room and a further one to the rear garden. The front garden is mainly laid to lawn with established flower and shrub borders and some attractive specimen trees. To the left of the property is a garden area and side access to the rear garden where there is a large lawn and a raised deck providing seating and entertainment area; a vegetable garden in one rear corner and various outbuildings for storage. The whole is enclosed by timber panel fencing and natural hedging giving a real sense of privacy, some beautiful large specimen trees and wonderful views of the open countryside.











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Low energy lighting for all list of recommendations for this property.
See page 3 for a full list of recommendations for this property.
To find out more about the recommended measures and other actions you could take foday to save money, visit
www goes/ukinesrgy-primer-calculation or call all 21324 (plandard nations) rate). The Green Deal may enable you to
make your home warmer and cheaper to can.

Page 1 of 4



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