andersons



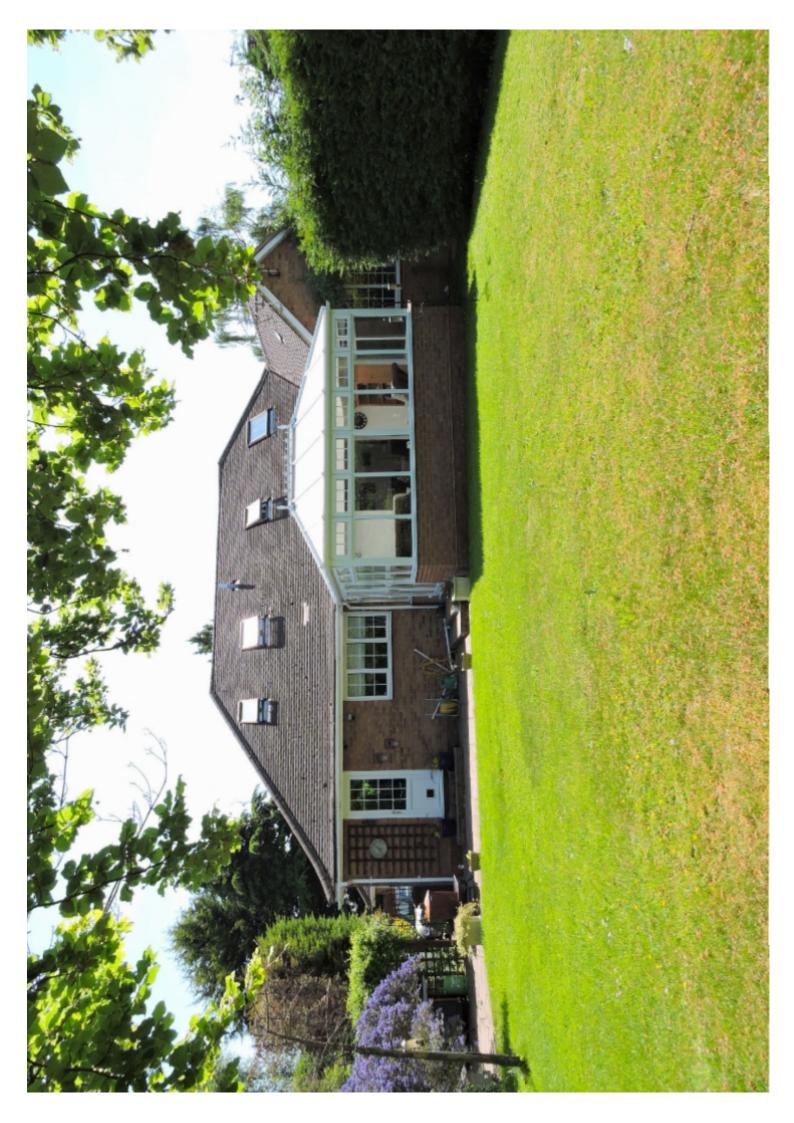
Benningtons, Bannister Green, Felsted

£595,000 Guide Price

Deceptively spacious 4 bedroom detached cottage style bungalow, immaculately presented and perfectly situated for Felsted Primary school. EPC rating D

Quality from home to home

andersonsproperty.com



Benningtons, Bannister Green, Felsted

£595,000 Guide Price

Overview Summary

Deceptively spacious 4 bedroom detached cottage style bungalow, immaculately presented and perfectly situated for Felsted Primary school. EPC rating D

Key features

- Kitchen/Breakfast room
- 3 Reception Rooms
- Ground Floor Bedroom with En Suite
- Ground Floor Bathroom
- Double Glazed throughout

- Walk to Primary School
- Excellent commuter links
- Double Garage and off road parking
- Gas Central Heating
- Attractively Landscaped Garden

Local area

Bannister Green is situated approximately 1 mile from Felsted village centre where local amenities cater for all your daily needs and includes a village shop with Post Office, Coffee shop, restaurants and pubs, a Doctors' surgery and Parish church. Felsted has a thriving community and there are a number of clubs and activities to suit all age groups. An hourly bus service runs to Dunmow, Braintree and Chelmsford. The latter two towns offering wider shopping and leisure facilities as well as main line rail link to London Liverpool Street. The A120 with its connection to M11 and A12 is a few minutes drive and Stansted airport is approximately 9 miles to the West.

Schools & Transport

- Felsted School, 1.53 Miles
- Helena Romanes School, 4.90 Miles
- Felsted Primary School, 0.56 Miles
- Felsted Primary School, 0.56 Miles
- Chelmsford Railway Station, 8.45 Miles

- Whipper-Snappers, 0.53 Miles
- Chelmsford County High Schools, 8.02 Miles
- Felsted Preparatory School, 1.24 Miles
- New Hall, 6.91 Miles
- Stansted Airport, 8.81 Miles

Further Details

Tenure: Freehold

Local Authority: Uttlesford District Council. Tel 01799 510510

Total Sq Ft: 1668 (155 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.





This deceptively spacious cottage style bungalow is perfect for a "lock up and leave" as it is nicely tucked away from view alternatively, the very versatile accommodation will suit a number of families looking for either extra ground floor space; a guest suite with en suite facilities or the need for a ground floor bedroom and bathroom and with approximate room sizes the accommodation in more detail comprises a UPVC double glazed front entrance door with glazed side panel giving access to the entrance hall.

ENTRANCE HALL 25'4 x 14'10 (7.72m x 4.52m)

A fabulous large entrance hall having solid wood flooring, stairs to first floor landing, inset ceiling spotlights, radiator, wall mounted light fittings, airing cupboard with lagged water cylinder, doors to playroom/bedroom (4), lounge, kitchen/breakfast room, study, master bedroom and family bathroom.

KITCHEN/BREAKFAST ROOM 25'5 x 9'9 (7.75m x 2.98m)

A fully fitted kitchen comprising roll edge working surfaces that incorporate a ceramic sink and drainer, range of solid oak drawers and cupboards under, integrated dishwasher, space for Rangemaster stove with extractor hood over, tiled splash backs, complement of matching wall mounted cupboards, inset ceiling spotlights and ceiling light fitting, radiators, power points. UPVC double glazed window to the rear elevation overlooking the garden and the attractive Karndean flooring continues through an archway into the utility area.

UTILITY AREA 6'1 x 5'8 (1.85m x 1.73m)

A very practical area just off the kitchen having matching work surfaces and cupboards, space for washing machine and a large fridge/freezer, tiled splash backs, inset ceiling spotlights, UPVC double glazed window and door to the rear elevation giving access to the garden.

CONSERVATORY 14'1 x 10'8 (4.30m x 3.25m)

This lovely addition to the rear of the property has double glazed windows all round doors giving access to the rear terrace, ceiling light fitting, wall mounted light fitting, radiator, Karndean flooring and power points.

LOUNGE 19'9 x 11'8 (6.02m x 3.56m)

A bright and spacious lounge having dual aspect UPVC double glazed windows to the side and rear elevations, feature cast iron gas fire with slate hearth and wooden mantelpiece, wall mounted light fittings and ceiling light fitting, radiators, power points, solid wood flooring that continues from the hallway.

STUDY 10'0 x 6'9 (3.05m x 2.06m)

This very useful home office has a built in desk/work station, UPVC double glazed window to the front elevation affords plenty of light, ceiling light fitting, radiator, power points.





MASTER BEDROOM 14'4 x 10'0 (4.37m x 3.05m)

A bright and airy ground floor master bedroom has a large UPVC double glazed window to the front elevation, built in wardrobe, ceiling light fitting, power points, radiator, archway to the en suite.

EN SUITE

White suite comprising vanity unit with inset wash hand basin with storage cupboard under, fully enclosed shower cubicle with glass door, extractor fan, inset ceiling spotlights, obscure double glazed window to the side elevation, radiator.

FAMILY BATHROOM

A ground floor bathroom comprising a corner Jacuzzi bath with low level WC, pedestal wash hand basin with Victoriana style taps, ceramic tiled flooring, part tiled walls, radiator, inset ceiling spotlights, UPVC obscure double glazed window to the side elevation.

BEDROOM (4)/ PLAYROOM 11'8 x 9'8 (3.56m x 2.95m)

A lovely bright double bedroom or playroom with UPVC double glazed windows to both front and side elevations, ceiling light fitting, radiator, power points, solid wood flooring.

FIRST FLOOR LANDING

Stairs rising from the entrance hall to a spacious landing area having ceiling light fitting, radiator, power points, doors to two bedrooms and shower room.

BEDROOM (2) 12'11 x 12'8 (3.94m x 3.86m)

A nice size double bedroom has two Velux roof lights to the rear elevation, ceiling light fitting, radiator, power points.

BEDROOM (3) 12'11 x 9'10 (3.94 x 3.0m)

Further double bedroom with one Velux roof light, eaves storage, radiator, power points, ceiling light fitting.

SHOWER ROOM

White suite comprising fully glazed shower cubicle with Triton power shower, inset ceiling spotlight, Velux roof light to the rear, radiator, low level WC with hidden cistern, vanity unit with inset wash hand basin, extractor.

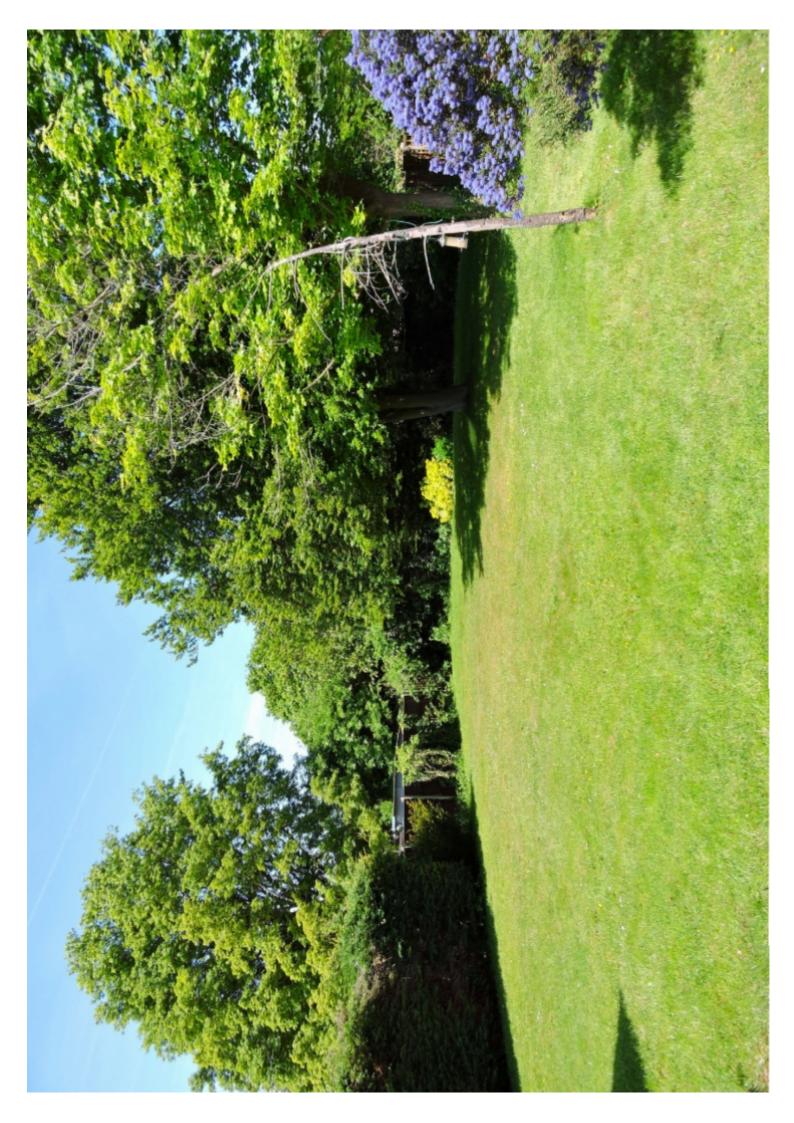
OUTSIDE

The property is approached via a secure private access with gates that lead through to two properties; this property is nicely tucked away to the side with a further private driveway leading to a large hard standing parking area that in turn leads to the double garage that has up and over doors, side access door and window and has power and light connected. There is a further useful parking area, bin store and a garden shed to the side of the property and access to the rear garden via a wrought iron gate. The front has a large parking and turning area and is attractively landscaped with borders containing mature shrubs and trees.

The rear garden has an attractive paved terrace with the remainder of the garden being mainly laid to lawn with timber panelled fencing to the boundaries and several large mature trees and established shrubs and hedging.











Energy Performance Certificate

Benningtons, Bannister Green, Felsted, DUNMOW, CM6 3NH

Dwelling type: Detached house Date of assessment: 17 May 2012 Date of certificate: 18 May 2012 Reference number: 9738-2073-6245-9682-59
Type of assessment: RdSAP, existing dealing
Total floor area: 155 m²

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

Estimated energy costs of dwelling for 3 years:		£ 3,885			
Over 3 years you could save		£ 1,260			
Estimated energy cor	timated energy costs of this home				
	Current costs	Potential costs	Potential future savings		
Lighting	£ 273 over 3 years	£ 195 over 5 years			
Heating	£ 3,153 over 3 years	£ 2,193 over 3 years	You could		
Hot Water	£ 450 over 3 years	£ 237 over 5 years	save £ 1,260		
Totals	€ 3,885	£ 2,625	over 3 years		

These figures show how much the everage 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 coolers, and electricity generated by microgeneration.

Energy Efficiency Rating

Current Potential 81 80

The graph shows the current energy efficiency of your

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.

The average energy efficiency rating for a dwelling in England and Wates is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	
1 Ficor Insulation	£800 - £1,200	£ 345	
2 Low energy lighting for all fixed outlets	£10	£ 66	
3 Heating controls (thermostatic radiator valves)	£350 - £450	€ 162	

See page 3 for a full list of recommendations for this property.

ut the recommended measures and other actions you could take today to save money, visit prome-calculator or call **0000 123 1234** (standard national rate). The Green Deal may enable you b



First Floor Bathroom Bedroom 3 Bedroom 2 Landing



