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Plot 1, Bannister Green, Felsted

£795,000 Guide Price

New Build 4 bedroom detached house within walking distance of Felsted Primary school and within easy access of local amenities. Vacant Possession and no onward chain. EPC to follow.

Quality from home to home andersonsproperty.com

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Overview Summary

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Key features

- VACANT POSSESSION
- High Standard of Finish
- NHBC guarantee
- Close to local amenities

- New Build
- Walk to Primary School
- Fabulous Kitchen/Breakfast room
- Excellent commuter links

Local area

Felsted is a thriving rural community where local amenities cater for your daily needs and include Public and Prep schools, Primary school, village shop with Post Office, various other shops, pubs and restaurants, tea shop, Doctors' surgery and various clubs for all age groups. Regular local transport to close by larger towns for a wider selection of shopping and leisure facilities and for main line rail link to London Liverpool Street station. The A120 is a few minutes' drive for its connection to M11 and A12 and Stansted airport is approximately 8 miles to the West.

Schools & Transport

- New Hall School, 6.87 Miles
- Whipper-Snappers, 0.53 Miles
- Felsted Preparatory School, 1.04 Miles
- King Edward VI Grammar School, 8.26 Miles
- Chelmsford Railway Station, 8.45 Miles

- Felsted Primary School, 0.57 Miles
- Helena Romanes School, 4.90 Miles
- Chelmsford County High Schools, 8.02 Miles
- Stansted Airport, 8.86 Miles
- Felsted School, 1.04 Miles

Further Details

Tenure: Freehold Local Authority: Uttlesford District Council. Tel 01799 510510 Total Sq Ft: 2195 sq ft (204 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, furnisings/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.

A high standard of finish with a fabulous modern kitchen/diner, modern bathroom suites and an inglenook fireplace. Covered entrance porch with solid entrance door and double glazed windows throughout.

Ground Floor

Living Room 18'4 x 12'1 (5.6m x 3.7m)

Playroom 11'7 x 9'10 (3.55m x 3.0m)

Kitchen/Dinner 31'5 x 12'5 (9.70m x 3.80m)

Utility 6'6 x 6'4 (2.0m x 1.95m)

W.C

First Floor

Master Bed 12'3 x 12'1 (3.75m x 3.70m) En- suite Built in wardrobe

Bedroom Two 12'4 x 10'2 (3.77m x 3.10m)

Bedroom three 12'4 x 12'1 (3.77m x 3.70m)

Bedroom Four 10'4 x 8'10 (3.15m x 2.70m)

Family Bathroom 7'10 x 8'3 (2.52m x 2.40m)

Second Floor

2 x Loft rooms 16'4 x 12'1 (5.0m x 3.70m) (Restricted Head height)

Outside

The rear garden is enclosed by timber panel fencing and beautifully landscaped with large paved patio area to the immediate rear that is accessed via a side gate and also from bi fold doors from the kitchen/dining room, there are raised flower beds and steps up to the lawn where there is a further paved seating area at the rear of the garden to catch the evening sun. The front of the property has been attractively designed with gravel to one half and block paved to the other to provide off road parking with an area of lawn to the side.



Plot 1 - Proposed Side Elevation - 1:100

Plot 1 - Proposed Rear Elevation - 1:100







Plot 1 - Proposed Ground Floor Plan -1:100



Plot 1 - Proposed First Floor Plan -1:100

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