## andersons



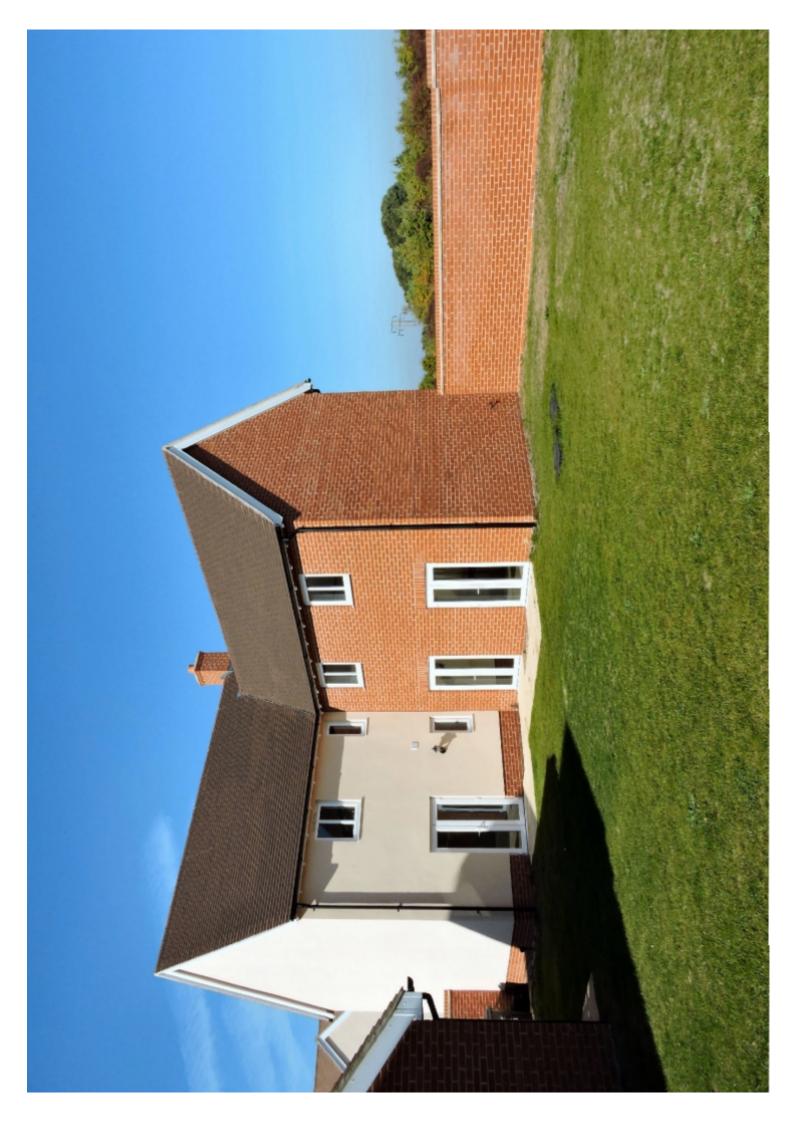
## 5, Clifford Smith Drive, Felsted

£550,000 Offers in Excess of

Built in 2016 this 4 bedroom detached property is deceptively spacious with a large double garage and enclosed garden in a quiet location in Felsted. NO ONWARD CHAIN. EPC B

Quality from home to home

andersonsproperty.com



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#### **Overview Summary**

Built in 2016 this 4 bedroom detached property is deceptively spacious with a large double garage and enclosed garden in a quiet location in Felsted. NO ONWARD CHAIN. EPC B

#### Key features

- NO ONWARD CHAIN
- Quiet location
- Kitchen/Breakfast room
- 3 Reception Rooms
- En Suite and Family Bathroom

- Walk to Primary School
- Close to local amenities
- Excellent commuter links
- Enclosed Rear Garden
- Double Garage and off road parking

#### Local area

Clifford Smith Drive is a quiet road within easy walking distance of Felsted Primary school and approximately 1 mile from the village centre where local amenities cater for all your daily needs which include: shop with Post Office, various small independently run shops, tea rooms, pubs and restaurants, an array of clubs and groups for all ages, Doctors' surgery and Parish church. A regular bus service to nearby larger towns for a wider selection of shopping and leisure facilities and main line rail link to London Liverpool Street station. The A120 is a few minutes drive for its connection to the M11 and A12 and Stansted airport is approximately 8 miles to the West.

#### Schools & Transport

- Braintree Sixth Form, 8.15 Miles
- Helena Romanes School, 11.47 Miles
- Notley High School, 7.78 Miles
- Chelmsford Railway Station, 17.56 Miles
- Stansted Airport, 14.52 Miles

- Whipper-Snappers, 9.62 Miles
- Chelmsford County High Schools, 17.17 Miles
- Felsted Primary School, 9.72 Miles
- Felsted Preparatory School, 10.43 Miles
- Bishop Stortford College, 19.47 Miles

#### **Further Details**

Tenure: Freehold

Local Authority: Uttlesford District Council. Tel 01799 510510

Total Sq Ft: 1,388 sq ft (129 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.





Built in 2016 by Taylor Wimpey this lovely family house is being sold with vacant possession and has no onward chain, its location is perfect for walking to the Primary school and to Whipper-Snappers child care centre and is only a mile from the local amenities.

This property is extremely light and airy with wood laminate flooring and double glazed windows throughout and with approximate room sizes the accommodation briefly comprises a covered storm porch with UPVC double glazed door leading into the entrance hall.

#### ENTRANCE HALL

A handy area for taking off shoes and coats, wood laminate flooring, that continues throughout the ground floor, doors to the lounge and snug sitting room, the staircase to the first floor, radiator, ceiling light fittings, power points and cloakroom.

#### **CLOAKROOM**

A white suite comprising low level WC, pedestal wash hand basin, heated towel ladder, obscure double glazed window to the rear elevation, inset ceiling spotlights, extractor fan, half tiled walls and tiled flooring.

#### LOUNGE 16'4 x 9'4 (4.98m x 2.84m)

A bright and spacious lounge having a set of French doors to the rear elevation and a lovely bay window to the front, continuation of the wood laminate flooring, ceiling light fittings, radiator and power points.

#### SNUG SITTING ROOM 12'7 x 10'8 (3.83m x 3.25m)

A lovely bright and quiet room having dual aspect bay windows to the front and side elevations, radiator, power points, ceiling light fittings and door to the kitchen.

#### KITCHEN 14'2 x 11'7 (4.32m x 3.53m)

Fully fitted modern kitchen comprising roll edged working surfaces that incorporate an inset one and a half bowl sink with mixer tap and drainer, 4-ring Electrolux halogen hob with extractor over and stainless steel splash back, integrated AEG double oven, range of drawers and cupboards under with integrated dishwasher, space for washing machine and fridge freezer, complement of wall mounted cupboards and cupboard housing the Ideal gas boiler, radiator, inset ceiling spotlights, extractor fan, a set of French doors to the rear garden and window to the side elevation, wood laminate flooring continues from the hall and a set of double opening doors leads into the breakfast/dining room.

#### BREAKFAST/DINING ROOM 11'6 x 9'2 (3.50m x2.79m)

Once again, a lovely bright and spacious room having a further set of French doors to the garden and window to the side elevation, radiator, ceiling light fitting and ample power points.





#### FIRST FLOOR LANDING

A bright spacious landing having a window to the rear elevation, doors to all bedrooms and the family bathroom, access to loft storage space, airing cupboard with water cylinder, ceiling light fittings, radiator and power points.

#### MASTER BEDROOM 13'7 x 11'6 (4.14m x 3.50m)

A good size master bedroom having a range of built in wardrobes to one wall, dual aspect windows to both side elevations, radiator, power points, ceiling light fitting and door to en suite.

#### EN SUITE SHOWER ROOM

A modern white suite comprising low level WC, pedestal wash hand basin, heated towel ladder, fully tiled enclosed shower cubicle, inset ceiling spotlights, obscure double glazed window to the side elevation.

#### BEDROOM (2) 11'6 max. x 9'4 (3.05m max x 2.84m)

A second double bedroom with a window to the front elevation, ceiling light fitting, a radiator and power points.

#### BEDROOM (3) 11' x 9'4 (3.35m x 2.84m)

Another double bedroom again overlooking the front elevation, built in wardrobe, radiator, ceiling light fitting and power points.

#### BEDROOM (4) 9'4 x 5'1 (2.84m x 1.55m)

A single bedroom overlooking the rear garden that could prove useful as a study, it is very light with a radiator, ceiling light fitting and power points.

#### **FAMILY BATHROOM**

A modern white suite comprising low level WC, panel enclosed bath with mixer tap, heated towel ladder, extractor fan, inset ceiling spotlights, half tiled walls, obscure glazed window to the front elevation.

#### **OUTSIDE**

The front of the property has a paved pathway to the entrance door with lawn to either side and attractive bushed shrubs to the front boundary the pathway also leads off to the side to the large double garage with two remotely controlled up and over doors, there is power and light connected and a large block paved drive providing off road parking. The garage has a personal door to the rear garden and there is a high brick wall boundary between the front and rear gardens with a gate for access.

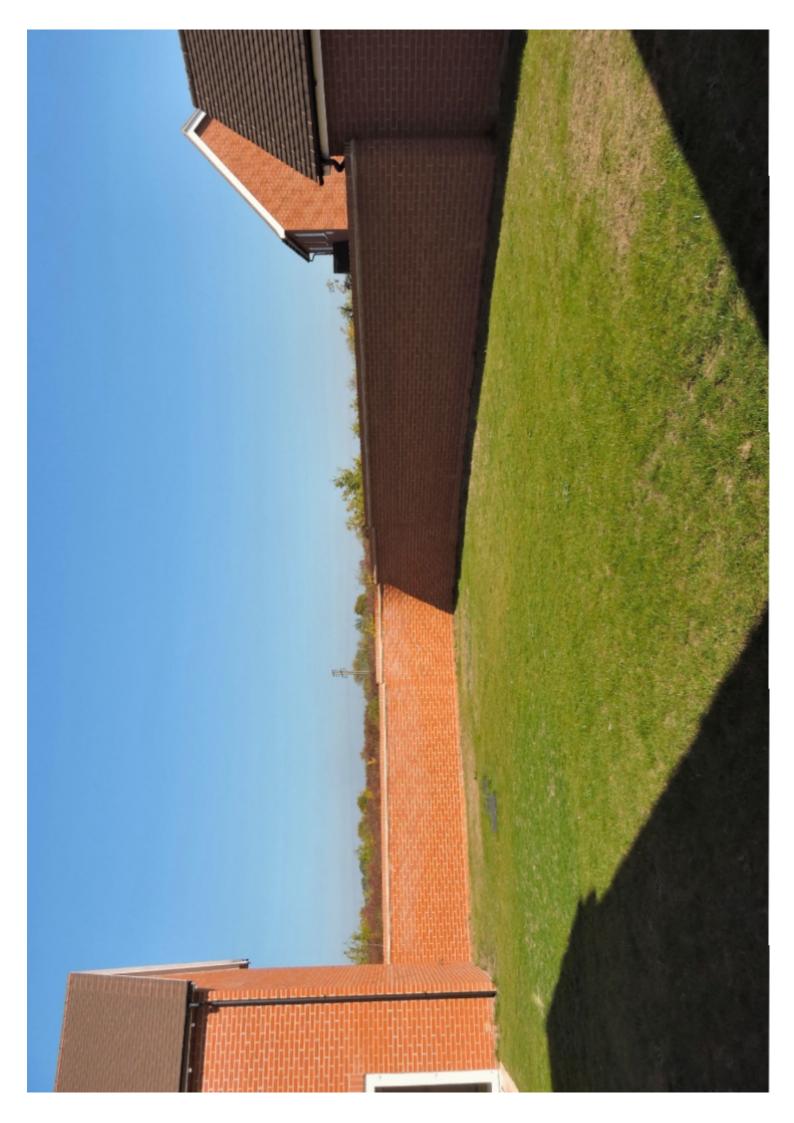
The rear garden is wholly laid to lawn with a paved patio seating area to the immediate rear of the house that is accessed via French doors from the lounge, kitchen and breakfast room. The rear garden boundary is high brick walling making it very private and enclosed.

#### **SERVICES**

The property is connected to mains water and drainage, electricity and gas and benefits from gas central heating.











# Energy Performance Certificate 5, Clifford Smith Drive, Felsted, DUNNOW, CM6 3UG Dwelling type: Detached house Reference number: 8236-7738-4090-6673-0996 Date of assessment: 17 August 2016 Type of assessment: SAP, new dwelling Date of certificate: 17 August 2016 Total floor area: 129 er/ 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: £144

Estimated energy costs of dwelling for 3 years: Over 3 years you could save			£ 1,482
			£ 144
Estimated energy co	sts of this home		
	Current costs	Potential costs	Potential future savings
Lighting	£ 216 over 3 years	£ 216 over 5 years	
Heating	£ 942 over 3 years	£ 945 over 3 years	You could
Hot Water	£ 324 over 3 years	£ 177 over 3 years	save £ 144
Totals	£ 1,412	£ 1,338	over 3 years

These figures show how much the sweage household would spend in this property for healing, 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 cookers, and electricity generated by microgeneration.

The graph shows the current energy efficiency of your home.

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 Waters is band D (nating 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 incividual occupants.

Actions you can take to save money and make your home more efficient					
Recommended measures	Indicative cost	Typical savings over 3 years			
1 Solar water heating	£4,000 - £8,000	£ 144			
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 849			

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