



5, Bury Fields, Felsted

£750,000 **Sold**

An immaculately presented four bedroom detached house in a quiet location within easy walking distance to the local shops and restaurants. A large plot overlooking a small lake with farmland beyond and scope to extend with planning permission approved for a two storey extension.

Quality from home to home

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Overview Summary

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Key features

- Lovely location
- 4 Bedrooms
- Attractive Bespoke Kitchen
- Planning permission granted for a large two storey extension
- Rear Countryside Views
- Large garden & driveway frontage
- Large Dining Area

Local area

The property is situated in the centre of the highly sought after village of Felsted with an excellent selection of schools including the famous Felsted public school. There is a village post office store, public houses and a parish church. Award winning restaurants are located nearby as are antique shops and tea rooms. There is a regular bus service to Great Dunmow and Braintree, the latter having a rail link to London Liverpool Street. The A120 with connections to the M11 is a few minutes drive away and Stansted Airport is approximately 8 miles to the west with a regular bus service via Great Dunmow.

Schools & Transport

- Felsted Primary School, 1.01 Miles
- Whipper-Snappers, 1.13 Miles
- Helena Romanes School, 3.68 Miles
- King Edward VI Grammar School, 8.19 Miles
- Chelmsford Railway Station, 8.42 Miles
- Felsted School, 0.47 Miles
- Dunmow St. Mary's Primary School, 3.31 Miles
- Chelmsford County High Schools, 7.98 Miles
- Braintree Railway Station, 5.62 Miles
- Stansted Airport, 7.49 Miles

Further Details

Tenure: Freehold

Total Sq Ft: 1747 (162 Sq M) approx excluding garage

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 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.



The accommodation really flows through this welcoming house and is very versatile with the size and the garden being ideally suited to a young growing family. With approximate room sizes the property briefly comprises a solid wood entrance door with covered storm porch giving access to the entrance hall and benefits from having new radiators mostly throughout and new contemporary doors. The flooring downstairs with the exception of the utility room is in Quick Step Parquet Palazzo Blue Mountain oak oiled engineered wood flooring.

ENTRANCE HALL 6'4 x 10'10 (1.93m x 3.29m)

An airy 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 solid wood turning staircase with under stairs storage cupboard leading to the first floor, bespoke fitted bookshelves/cabinetry with lights, ceiling light fitting, radiator and ample power points.

CLOAKROOM

White suite comprising contemporary low level WC, vanity unit with inset contemporary wash hand basin and mosaic tiles above, large lit mirror, extractor fan and ceiling light fitting.

LIVING ROOM 29'5 x 14'4 (8.95m x 4.37m)

This delightful room having a large UPVC double glazed window to the front elevation affords plenty of light, wall lights and inset ceiling spotlights, featuring a contemporary inset gas log burner, ample power points, radiators, coving and leading through to another sitting area overlooking the beautiful rear garden with access via patio doors.

KITCHEN 10'8 x 12'3 (3.26m x 3.74m)

A lovely bespoke fully fitted kitchen that is open to the dining room, has light grey quartz working surfaces that incorporate an induction hob, integrated Neff double oven, a range of drawers and cupboards under, integrated dishwasher, a wine cooler with wine racks either side, a contemporary white porcelain 1.5 bowl sink with brushed steel mixer tap over. There is space for a large fridge/freezer. Inset ceiling spotlights and ceiling speakers, tiled splash backs, complement of wall mounted cupboards and UPVC double glazed window to the side elevation.

DINING AREA 10'2 x 13'10 (3.09m x 4.21m)

Open plan room from the kitchen this bright area also continues through to the living room and has large UPVC double glazed picture window to the rear elevation affording lovely views of the garden and the open countryside beyond, inset ceiling spotlights, radiator, t.v. and ample power points.

UTILITY ROOM 12'2 x 8'3 (3.70m x 2.51m)

This very useful room has a fantastic range of cupboards and light grey quartz worktop surfaces matching those of the kitchen incorporating a large contemporary porcelain single sink and drainer with cupboards under, spaces for washing machine, tumble dryer, enclosed Worcester gas fired central heating boiler. UPVC half glazed door to the rear elevation, large UPVC double glazed picture window and internal door to the garage, attractive Amtico flooring, inset ceiling spotlights, power points, loft hatch for storage space, further UPVC double glazed window to the front elevation.

GARAGE 18'6 x 9'3 (5.63m x 2.81m)

Entered from the utility room, this provides a useful storage space if required with plenty of shelving and further access to the rear garden.



FIRST FLOOR LANDING

A solid wood 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.

MASTER BEDROOM (1) 16'9 x 11'9 (5.10m x 3.58m)

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) 10'9 x 13'11 (3.27m x 4.24m)

A further good size double bedroom having UPVC double glazed picture window to the rear elevation bringing plenty of light in, central ceiling light fitting, contemporary wall light, radiator and ample power points.

BEDROOM (3) 10'4 x 9'5 (3.15m x 2.88m)

This light double bedroom has a UPVC double glazed window to the side elevation, ceiling light fitting, radiator and ample power points.

STUDY/BEDROOM (4) 10'9 x 8'10 (3.28m x 2.69m)

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

FAMILY SHOWER ROOM

A white suite set in an attractive mosaic tiled surround and splashback comprising contemporary low level WC, contemporary wash hand basin, double width fully enclosed glass shower cubicle with white porcelain tray with stunning wall tiles to two sides, Amtico floor, obscure glazed window to the side elevation and inset ceiling spotlights.

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 mature 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 wire fencing and natural hedging giving a real sense of privacy, with a beautiful large established weeping willow tree and other mature trees with wonderful views of the open countryside.

NB: Planning permission has been granted for a large two storey extension.







Energy performance certificate (EPC)

5, Bury Fields
Felsted
DUMFRIES
CM8 3HA

Energy rating
D

Valid until: 20 March 2028

Certificate number: 6603-6194-4529-8026-9783

Property type
Detached house

Total floor area
152 square metres

Rules on letting this property

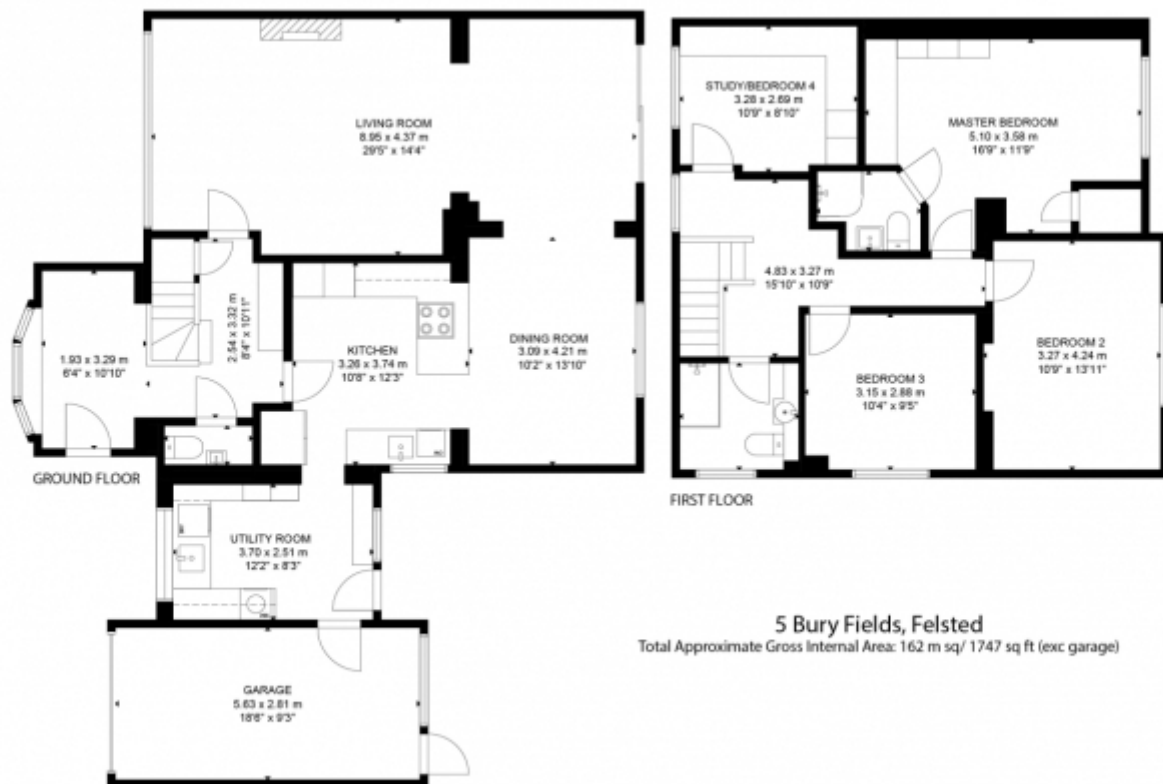
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/landlords-creating-rented-property-energy-efficiency-standards-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



5 Bury Fields, Felsted
Total Approximate Gross Internal Area: 162 m²/1747 sq ft (exc garage)

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