PESTELL &Co
ESTABLISHED 1991

1 Maple Leaf, Chelmsford Road, White Roding, Dunmow, Essex.

GUIDE PRICE - £1,150,000

A stunning 5 bedroom, detached contemporary home. Finished to the highest of standards, the living accommodation consists of entrance hallway, kitchen/dining/day room, living room, study, utility room and ground floor w.c. On the first floor are 4 bedrooms, balcony to rear, with 2 en-suites and luxury bathroom whist on the top floor is a master bedroom suite including en-suite shower room and dressing room with free standing bath overlooking stunning outlook. The property opens to the side and rear over farmland and offers fantastic views, coupled with an attractive rear garden and private gated driveway to the front. With state of the art technology including automated camera entry phone system and ipad controlled heating and lighting.

Finger print recognition illuminated Pinar luxury front door into:

Entrance Hallway:
Wood flooring, double storage cupboard, inset down lighters and ceiling light point. Floating staircase with glass balustrade to first floor accommodation and doors into:

Downstairs W.C:
Tiled flooring, low flush w.c., wash hand basin, electric hand dryer, double glazed opaque window to side and inset down lighters.

Study - 10'1 x 8'10 (3.07m x 2.70m)
Wood flooring, double glazed window to front, inset down lighters.

Kitchen/Dining/Day Room - 41'4 x 14'6 (12.60m x 4.42m)

Porcelain tiled flooring, bespoke kitchen comprising of eye and base level units with a Corian work surface with built in wireless phone charger and central island with inset sink and drainer Mixer taps and hot tap. Siemens integral double oven, with induction hob and overhead extraction, built in, fridge and freezer and dishwasher.

Double glazed windows to front and side, plus sliding doors and full width sliding doors out to rear garden, inset down lighters and celling light point. Ornate sliding door into:

Living Room - 17'10 x 15'2 (5.44m x 4.61m)

Bespoke sliding door dividing living/lounge, wood flooring and glazed sliding doors to the rear garden and inset down lighters.

Utility Room:

Porcelain tiled flooring, eye and base level units with complementary granite work surface and inset sink. Built in Grundig washing machine and tumble dryer, wall mounted boiler, double glazed door and window to side and ceiling light point.

Second Floor Landing Area:

Oak flooring, double glazed, opaque window to side, ceiling light point and doors to:

Master Bedroom - 42'4 x 20'9 (12.90m x 6.32m)

Carpeted, double glazed window to rear and electric velux window and blind to front, built in storage to the eaves, wall mounted radiator, inset down lighters. Door into:

En-suite Bathroom:

Tiled flooring, shower cubicle, low flush w.c., double tap wash hand basins. Double glazed window to side heated towel rail and inset down lighters.

Dressing Area:

Carpeted, a full range of bespoke storage cupboards to both sides, feature LED lighting, pitched double glazed window to rear views, freestanding cast iron roll top bath with overhead taps. Heated towel rail and inset down lighters.

Outside:

The property offers fantastic views over open farmland to the side and rear as well as an attractive garden, including generous patio area which runs across to the back of the property, ideal for entertaining, including firepit and cedar bench seating. Outside kitchen area housing BBQ/grill, fridge and sink with hot and cold taps. Step up to the remainder with laid to lawn space and well maintained borders with low level fencing to rear. Outdoor tap and lighting with side access.

Gated telephone entry system leading to shingle driveway for parking for several cars.

Feature points:

- Complete automation from phone/Ipad
- Rako mood lighting control
- Door bird camera entry system
- Electric gated entrance
- Solar PV panels
- Outside kitchen entertainment area with Gas fire pit
- Keyless fingerprint door entry system
- Remote electric blinds
- CCTV
- Sensor lights in built-in wardrobes
- Magnetic closing doors
- Underfloor heating on the ground floor
- Ipad control heating

GENERAL REMARK & STIPULATIONS

FULL ADDRESS

1 Maple Leaf, Chelmsford Road, White Roding, Dunmow, Essex, CM6 1RG

SERVICES

Gas fired central heating, Mains electricity, water, private drainage

LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron Walden, CB11 4ER

COUNCIL TAX BAND

Band

VIEWING

Strictly by appointment with the selling agent Pestell & Co. If there are any points which are of importance to you, we invite you to discuss them with us prior to you travelling to the property.

IMPORTANT NOTICE

AGENTS NOTE: The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.,), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.,) will be included in the sale.

Floating turning staircase with double glazed, opaque window to side. The landing has wood flooring, airing cupboard, stairs to second floor, inset down lighters and doors to:

Bedroom 2 - 15'3 x 15' (4.64m x 4.57m)
Carpeted, double glazed sliding doors to rear, wall mounted wardrobes, ceiling light point and LED lighting to surround ceiling. Door into:

En-suite Shower Room:
Fully tiled, double shower cubicle, low flush w.c., wash hand basin with draws under. Double glazed, opaque window to side, heated towel rail, extraction fan and inset down lighters.

Bedroom 3 - 14'5 x 11'10 (4.39m x 3.61m)
Carpeted, double glazed sliding doors to a balcony to the rear featuring, astro turf flooring with surrounding glass balustrade with stunning view. Wall mounted radiator, coving to ceiling with LED lighting and ceiling light point. Door into:

En-suite Shower Room:
Tiled flooring, double shower cubicle, low flush w.c., wash hand basin with draws under, double glazed, opaque window to side, heated towel rail, extraction fan and inset down lighters.

Bedroom 4 - 14’5 x 8’4 (4.39m x 2.54m)

Carpeted, double glazed window to front, a bank of built in wardrobes, wall mounted radiator and ceiling light point. Door into:

Bedroom 5 - 13’1 x 8’10 (3.99m x 2.70m)

Carpeted, double glazed window to front, a bank of built in wardrobe, wall mounted radiator and ceiling light point.

Family bathroom - 10’9 x 8’9 (3.29m x 2.67m)

Tiled flooring, central bath, double shower cubicle, low flush w.c., wash hand basin, double glazed, opaque window to side, wall mounted radiator, extraction fan and inset down lighters.