



THE WHITTLES, THAXTED
GUIDE PRICE: £525,000

AVAILABLE ON THE HELP TO BUY SCHEME | NHBC WARRANTY |
HIGH QUALITY FIXTURES & FITTINGS | FOUR BEDROOM DETACHED |
OPEN PLAN KITCHEN, DINING, FAMILY ROOM | LIVING ROOM | UTILITY
CUPBOARD | MASTER BEDROOM WITH ENSUITE | FOUR PIECE FAMILY
BATHROOM | PARKING FOR FOUR VEHICLES

THE PROPERTY

PLOT 18 - 'THE LINDSELL'. A contemporary new four bedroom detached property. The fantastic accommodation consists of a ground floor with entrance hallway, open plan kitchen/dining/family room, living room, and ground floor W.C. with utility cupboard. Whilst on the first floor are four bedrooms, with en-suite shower room and fitted wardrobe to the master and a four piece family bathroom. Externally the property boasts large bi-fold doors opening onto a patio area and turfed rear garden. The property offers a carport and parking for four vehicles.



IMAGE OF SHOW HOME

ENTRANCE HALL:

OPEN PLAN KITCHEN, DINING AND FAMILY ROOM:
22' 3" X 15' 8" (6.78M X 4.78M)

CLOAKROOM WITH UTILITY CUPBOARD:

LIVING ROOM:
11' 7" X 9' 9" (3.53M X 2.97M)



IMAGE OF SHOW HOME



IMAGE OF SHOW HOME



IMAGE OF SHOW HOME

IMAGE OF SHOW HOME



MASTER BEDROOM SUITE: 11' 7" X 11' 2" (3.53M X 3.4M)

EN-SUITE:

BEDROOM 2: 11' 9" X 11' 5" (3.58M X 3.48M)

BEDROOM 3: 10' 9" X 9' 9" (3.28M X 2.97M)

BEDROOM 4: 7' 4" X 6' 11" (2.24M X 2.11M)

FAMILY BATHROOM:

IMAGE OF SHOW HOME



IMAGE OF SHOW HOME



With composite door and side light, opening into:

ENTRANCE HALL:

Beautiful double height grand entrance hall, carpeted stairs rising to first floor landing with Oak hand rail and glass balustrade, Oak engineered lipped wide board flooring, ceiling lighting, smoke alarm, large under stairs cupboard housing wall mounted fuse board, under floor heating controls, power points, CAT 6 data port and doors to rooms:

LIVING ROOM: 11' 7" X 9' 9" (3.53M X 2.97M)

With ceiling lighting, window to front, Oak engineered lipped wide board flooring, under floor heating and TV and power points.

CLOAKROOM:

Comprising of low level W.C. with integrated flush, tiled splash back, wall mounted wash hand basin with contemporary mixer tap, chromium heated towel rail, inset ceiling down lighting, CO2 alarm, tiled flooring with under floor heating, extractor fan, large utility cupboard housing work station and storage, solid Oak block work surface, recess and plumbing for both washing machine and tumble dryer, wall mounted Vaillant boiler, inset ceiling down lighting and power points.

OPEN PLAN KITCHEN, DINING AND FAMILY ROOM: 22' 3" X 15' 8" (6.78M X 4.78M)

KITCHEN AREA:

Comprising an array of eye and base level cupboards and drawers with complimentary quartz work surface and splash back, with 1.1/2 bowl under sunk SMEG stainless steel sink unit with integrated work surface drainer and contemporary mixer tap, integrated fridge freezer, integrated oven, integrated dishwasher, further island unit with four ring SMEG electric induction hob and stainless steel extractor fan over, breakfast bar to comfortably sit four people, tiled and Oak engineered lipped wide board flooring, ceiling lighting, and further inset ceiling down lighting, TV, telephone and power points, large window to side, further bi-folding doors leading out to rear patio area, a fantastic room ideal for family entertaining.

FIRST FLOOR LANDING:

With access to loft, ceiling lighting, smoke alarm, glazed galleried landing, airing cupboard housing Vaillant pressurised hot water cylinder and under floor heating controls, slatted shelf. Power points, fitted carpet and doors to rooms:

MASTER BEDROOM: 11' 7" X 11' 2" (3.53M X 3.4M)

With ceiling lighting, windows to two aspects, TV, USB and telephone points, built in double wardrobe with sliding mirrored doors, shelving and hanging rails within, fitted carpet and under floor heating. Door to:

EN-SUITE:

Comprising a large walk in fully tiled and glazed shower cubicle with integrated tap and dual head shower, wall mounted wash hand basin with contemporary mixer tap, low level W.C. with integrated flush, feature mirror, electric shaver point, inset ceiling down lighting, extractor fan, chromium heated towel rail and tiled flooring with under floor heating.

BEDROOM 2: 11' 9" X 11' 5" (3.58M X 3.48M)

With window to front, ceiling lighting, TV, USB and power points, fitted carpet and under floor heating.

BEDROOM 3: 10' 9" X 9' 9" (3.28M X 2.97M)

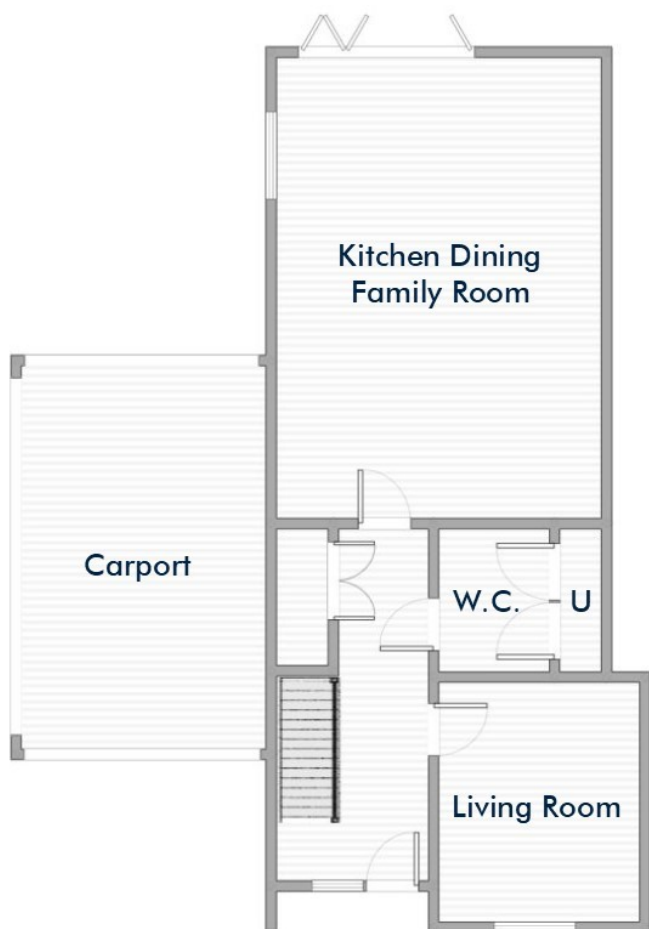
With window to rear, ceiling lighting, TV, USB and power points, fitted carpet and under floor heating.

BEDROOM 4: 7' 4" X 6' 11" (2.24M X 2.11M)

With window to rear, ceiling lighting, TV, USB and power points, fitted carpet and under floor heating.

FAMILY BATHROOM:

Comprising a four piece suite of panel enclosed bath with integrated tap and shower attachment, wall mounted wash hand basin with contemporary mixer tap, low level W.C with integrated flush, half tiled surround, walk in fully tiled and glazed shower cubicle with integrated tap and dual shower head, inset ceiling down lighting, extractor fan, chromium heated towel rail, electric shaver point, tiled flooring, under floor heating and Velux window to rear.



THE PROPERTY

OUTSIDE:

The property is approached via a block paved road with front lawn and resin pathway leading to front door. Carport supplying parking for at least two vehicles with censored lighting, a further two parking spaces and personnel gate into:

REAR GARDEN:

Laid primarily to lawn and entertaining raised patio with flower bed bordering all retained by close boarded fencing and brick walling, outside lighting and water can also be found.



THE LOCATION

THE WHITTLES is perfectly located in the middle of the magnificent Medieval town of Thaxted, Essex with all the day to day amenities of life available within a short walk. Home to the distinguished Guildhall, eminent Thaxted Church and the restored John Webb's Windmill, Thaxted has a wonderful history which dates back to before the Domesday Book. Set against a backdrop of exquisite architecture, Thaxted is considered to be the jewel in the crown of Essex. The town is resplendent in architectural interest, unique in character with a flourishing community which remains today what it has been for the last ten centuries - a thriving town which moves with the times, but also embraces its heritage with admirable respect.

The market town of Great Dunmow is also close by offering schools, shopping, restaurants, public houses and many more recreational facilities. Further to this Great Dunmow also offers the A120 supplying further access to M11/M25 and of course London Stansted International Airport.

GENERAL REMARKS & STIPULATIONS

D2880

FULL ADDRESS

The Lindsell, 18, The Whittles, Mill End, Thaxted, Dunmow CM6 1LT

SERVICES

Gas fired central heating, electricity, water and mains drainage.

LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron Walden, CB11 4ER
01799 510510

COUNCIL TAX BAND

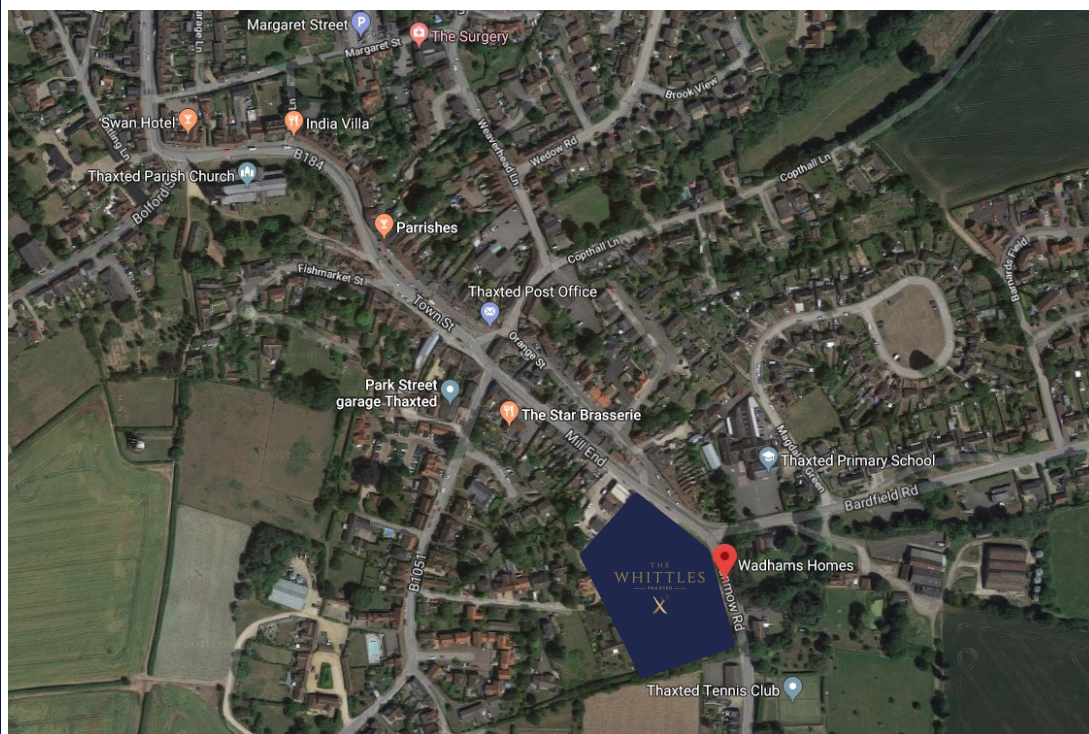
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VIEWING

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.

DIRECTIONS

From our office in Great Dunmow at the roundabout take the 1st exit onto the B1008 Chelmsford Road travelling North. Turn Right onto North Street towards Great Easton. Continue on North Street (B1008) for approximately 1 mile until you reach the roundabout with Woodside Way. Take the second exit continuing onto the B184 towards Great Easton and Thaxted. Follow this road for a further three and a half miles and once you arrive in Thaxted The Whittles will be located on the left hand side



OFFICE OPENING TIMES

7 days a week. Monday to Friday 9.00am to 6.00pm, Saturday's 9.00am to 5.00pm and Sunday's 10.00am to 1.00pm.

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.

ESTABLISHING OURSELVES AS A LEADING LOCAL
AGENT FOR 28 YEARS!!!



WE HAVE IT COVERED, PLEASE DO NOT HESITATE TO CALL ONE OF
OUR EXPERIENCED TEAM FOR FURTHER INFORMATION.

WOULD YOU LIKE A FREE HOME VALUATION?

WANT TO CHANGE AGENT AND GET YOUR PROPERTY **SOLD**?

DO YOU HAVE A PROPERTY THAT YOU WOULD LIKE TO RENT BUT UNCERTAIN
HOW TO GO ABOUT IT?

INTERESTED IN LAND ACQUISITION?

HAVE A COMMERCIAL PROPERTY TO SELL OR LET?

ARE YOU A DEVELOPER LOOKING FOR AN AGENT TO MARKET YOUR SITE?