



PESTELL & Co

ESTABLISHED 1991



DUCK END, LITTLE EASTON
OFFERS IN EXCESS OF £600,000

THREE BEDROOM DETACHED BUNGALOW | LIVING ROOM | KITCHEN
DINER | DOUBLE GARAGE | FULLY TILED BATHROOM | LARGE
REAR GARDEN | DRIVEWAY | IN NEED OF EXTENSIVE
REFURBISHMENT AND MODERNISATION | PARKING FOR AMPLE
VEHICLES | EXCELLENT SEMI-RURAL LOCATION

WWW.PESTELL.CO.UK

01371 879100

THE PROPERTY

A fantastically located 3 bedroom detached bungalow located in an exceedingly private semi-rural location that offers a large living room, kitchen, dining room, 3 bedrooms, fully tiled bathroom and cloakroom. Externally there is a double garage and ample parking for vehicles and large private rear gardens.



ENTRANCE HALL

LIVING ROOM
22'11" X 13'4"

DINING ROOM
12'1" X 13'0"

KITCHEN





BEDROOM 1
13'11" X 12'9"

BEDROOM 2:
10'11" MAX X 10'4" MAX

BEDROOM 3
9'5" X 9'4"

FAMILY BATHROOM

CLOAKROOM



Timber framed obscure panel glazed front door opening into:

ENTRANCE HALL

With ceiling lighting, wall mounted radiator, loft hatch, fitted carpet, cupboard containing slatted shelves and doors to rooms

DINING ROOM 13'0" X 12'1"

With ceiling lighting, large window to front, wall mounted radiator, power points, fitted carpet, door through to kitchen and opening with steps through to:

LIVING ROOM 22'11" X 13'4"

With ceiling lighting, large window to front, sliding doors to side and rear aspects opening out to rear garden, wall mounted radiator, fitted carpet, TV, Telephone and power points

KITCHEN

Comprising an array of eye and base level cupboards and drawers, tiled surround, granite effect rolled work surfaces, recess and power for fridge freezer, freestanding double oven, single basin, double drainer sink unit with mixer tap, an array of power points, ceiling lighting, window overlooking rear garden, door out to back garden, wall mounted radiator and tile effect linoleum flooring

BEDROOM 1 13'11" X 12'9"

With ceiling lighting, wall mounted radiator, fitted carpet, fitted wardrobes with fitted marble effect dressing table and an array of power points

BEDROOM 2 10'11" MAX X 10'4" MAX

With ceiling lighting, large window overlooking rear garden, wall mounted radiator, fitted carpet, cupboard housing hot water tank and slatted shelving

BEDROOM 3 9'5" X 9'4"

With ceiling lighting, fitted carpet, window to side aspect, wall mounted radiator and an array of power points

CLOAKROOM

Comprising a W/C with mid-level flush, ceiling lighting, half tiled surround, obscure glazed window to rear, tiled effect linoleum flooring

FAMILY BATHROOM

Comprising of a two piece suite of a tiled enclosed bath and fully tiled surround with vanity mixer tap and shower attachment, porcelain sink unit with duel taps, obscure glazed window to rear, ceiling lighting, electric shaver point wall mounted radiator and fitted carpet.



OUTSIDE

FRONT

The front of the property boasts a long private driveway leading to a double garage with up and over doors and access through to rear garden where there is parking for multiple vehicles as well as a large front garden which is retained by closed board fencing and shrubbery

REAR GARDEN

The property enjoys a large private rear garden as well as a patio area which is ideal for summer entertaining. The property also benefits from a side access gate and far reaching country views beyond the treeline which retains the garden



WANT TO VIEW THIS PROPERTY? DO YOU HAVE ANY QUESTIONS?
PLEASE DO NOT HESITATE TO CONTACT US 01371 879100



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F		
1-20	G	1 G	

THE LOCATION

Duck End is situated in the popular village of Little Easton, close by is the market town of Great Dunmow offering schooling, shopping and recreational facilities. The mainline station at Bishop’s Stortford serves London Liverpool Street, Cambridge and Stansted Airport, also the M11 and M25 motorways are only a short drive, giving easy onward access to London and the north.

GENERAL REMARKS & STIPULATIONS

Folio 3202

FULL ADDRESS

Oakleigh, Duck Street, Little Easton, CM6 2JE

SERVICES

Mains electricity, Oil fired central heating, water and drainage.

LOCAL AUTHORITY

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

COUNCIL TAX BAND

Band F

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



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.



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ESTABLISHING OURSELVES AS A LEADING LOCAL
AGENT FOR 29 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?

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