



SPELLER WAY, PRIORS GREEN
RENTAL £2800 PCM

5 DOUBLE BEDROOM EXECUTIVE FAMILY DETACHED HOME |
CUL-DE-SAC LOCATION | IMPRESSIVE KITCHEN DINING FAMILY
ROOM | LIVING ROOM | HOME OFFICE / PLAYROOM | UTILITY
ROOM | LARGE BEDROOM 1 WITH EN-SUITE | WEST FACING REAR
GARDEN | AMPLE OFF STREET PARKING | DOUBLE GARAGE

THE PROPERTY

A five double bedroom executive family home which has been beautifully extended to create a very impressive kitchen dining family room ideal for entertaining. The property enjoys a driveway supplying ample off street parking along with a double garage, a west facing garden, en-suite to Bedroom 1, 2 additional reception rooms and a separate utility. This property is a must view!!



ENTRANCE HALL

CLOAKROOM

LIVING ROOM – 21'6" X 11'9"

UTILITY ROOM

KITCHEN DINING FAMILY ROOM – 27'4" MAX X 19'11" MAX

HOME OFFICE/PLAYROOM – 10'0" X 9'8"



FIRST FLOOR LANDING
BEDROOM 1 – 21'7" MAX X 12'0"
BEDROOM 2 – 12'4" MAX X 10'0"

FAMILY BATHROOM
EN-SUITE
BEDROOM 3 – 10'0" X 9'0"



SECOND FLOOR LANDING
BEDROOM 4 – 14'3" X 11'9" BEDROOM 5 – 12'1" X 8'7"
SHOWER ROOM



With composite and panel obscure glazed front door leading into:

ENTRANCE HALL

With stairs rising to first floor landing, wall mounted radiator, under stairs storage cupboard, solid oak engineered lipped flooring, telephone and power points, ceiling lighting, smoke alarm and doors to rooms.

CLOAKROOM

Comprising a close coupled WC, pedestal wash hand basin with twin taps and splashback beyond, wall mounted radiator, ceiling lighting, extractor fan, wall mounted alarm and continuation of the solid oak engineered lipped flooring.

LIVING ROOM – 21'6" X 11'9"

With window to front, wall mounted radiators, ceiling lighting, fitted carpet, an array of TV, telephone and power points, feature fireplace, stone surround and hearth and sliding doors.

KITCHEN DINING FAMILY ROOM – 27'4" MAX X 19'11" MAX

Kitchen area comprising an array of eye and base level cupboards and drawers with complimentary quartz effect stone work surfaces, 1 ½ bowl single drainer integrated sink unit with mixer tap over, integrated dishwasher, water softener, 5-ring gas hob with extractor fan above and double oven, American style fridge freezer and wine cooler to be left as goodwill, an array of ceiling lighting, 4 Velux windows, window overlooking rear garden and further bi-folding doors to rear, wall mounted contemporary radiators, continuation of solid oak engineered lipped flooring, an array of TV and power points and door into:

UTILITY ROOM

Comprising a work station with a single bowl single drainer sink unit with mixer tap, washing machine and tumble dryer to left as goodwill, ceiling lighting, extractor fan, door to side, wall mounted radiator, an array of power points and solid oak engineered lipped flooring.

HOME OFFICE/PLAYROOM – 10'0" X 9'8"

With window to front, wall mounted radiator, TV and power points and fitted carpet.

FIRST FLOOR LANDING

With stairs rising to second floor, window to front, wall mounted radiator, power points, fitted carpet, airing cupboard housing pressurised hot water cylinder and slatted shelves and doors to rooms.

BEDROOM 1 – 21'7" MAX X 12'0"

With windows to both front and rear aspects, ceiling lighting, wall mounted radiators, TV and power points, built-in 4-door wardrobe, fitted carpet and door to:

EN-SUITE

Comprising a large fully tiled and glazed shower cubicle with integrated shower, pedestal wash hand basin with mixer tap, close coupled WC, half tiled surround, obscure window to rear, ceiling lighting, extractor fan, electric shaving point and wood effect linoleum flooring.

BEDROOM 2 – 12'4" MAX X 10'0"

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

BEDROOM 3 – 10'0" X 9'0"

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

FAMILY BATHROOM

Comprising a 3-piece suite of panel enclosed bath with integrated tap, shower screen, aqua board panelling and overhead integrated shower unit, vanity mounted wash hand basin with mixer tap, storage beneath and half tiled surround above, low level WC with integrated flush, contemporary wall mounted heated towel rail, electric shaving point, obscure window to rear, inset ceiling downlighting, extractor fan and wood effect flooring.

SECOND FLOOR LANDING

With Velux window, ceiling lighting, window to rear, wall mounted radiator, fitted carpet and doors to rooms.

BEDROOM 4 – 14'3" X 11'9"

With window to front and Velux window to rear, wall mounted radiator, built-in triple wardrobe, further eaves storage, TV and power points and fitted carpet.

BEDROOM 5 – 12'1" X 8'7"

With window to front, ceiling lighting, access to loft, wall mounted radiator, power points, eaves storage and fitted carpet.

SHOWER ROOM

Comprising a fully tiled and glazed shower cubicle with integrated shower, close coupled WC, pedestal wash hand basin with mixer tap, half tiled surround, wall mounted radiator, electric shaving point, ceiling lighting, extractor fan, obscure Velux window to rear and wood effect linoleum flooring.

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

OUTSIDE

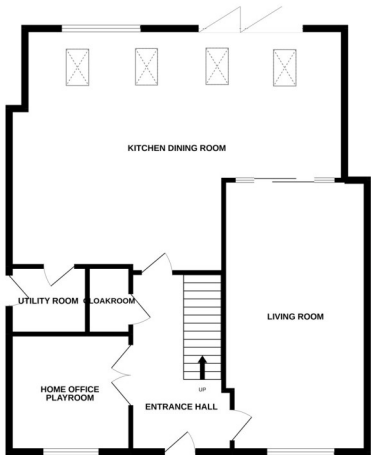
The front of the property is approached via a block paved driveway supplying ample off street parking for two to three vehicles with additional supply and access to a double garage with up and over doors, eaves storage, power and lighting. Pathway and step to front door and further pathway to side personnel gate leading into:

REAR GARDEN

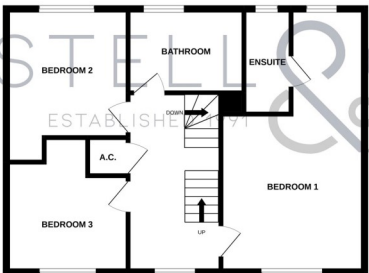
Laid primarily to lawn and patio with patio split into two sections ideal for Summer entertaining all retained by close boarded fencing and brick walls. External lighting and power points can also be found.



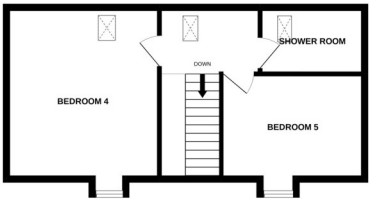
GROUND FLOOR
985 sq.ft. (91.5 sq.m.) approx.



1ST FLOOR
629 sq.ft. (58.4 sq.m.) approx.



2ND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 2033 sq.ft. (188.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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AWAITING EPC

THE LOCATION

Speller Way is situated in Priors Green, Little Canfield a popular location close just a short drive from Great Dunmow with its various shopping, sporting, schooling and recreational facilities. The property is within easy reach to the A120 which supplies quick and easy access to the M11/M25 access points at the market town of Bishop's Stortford there lies London Stansted International Airport, which also supplies mainline railway link to London Liverpool Street.

GENERAL REMARKS &
STIPULATIONS

FULL ADDRESS

1 Speller Way, Priors Green, Little Canfield, Essex CM6 1GX

SERVICES

Mains electricity, gas fired central heating, water.

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



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 31 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?