Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets

and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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MOLE HILL GREEN, TAKELEY, BISHOP'S STORTFORD, ESSEX, CM22 6PH

GUIDE PRICE £750,000

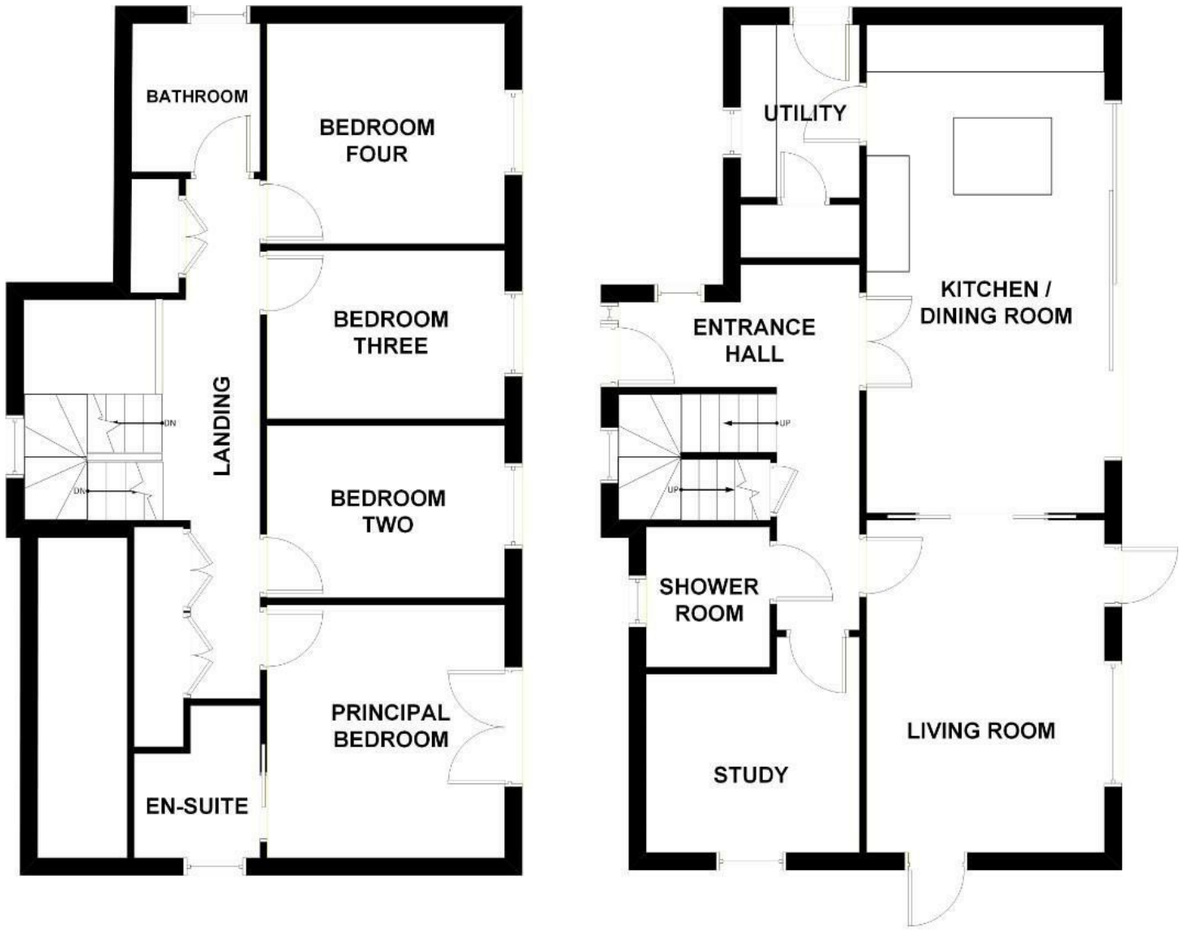
MOLE HILL GREEN
TAKELEY
BISHOP'S STORTFORD

This exceptional four-bedroom detached new-build residence is set within the peaceful hamlet of Mole Hill Green, forming part of an exclusive gated development of just four executive homes.

The ground floor offers a welcoming entrance hall leading to a beautifully designed open-plan kitchen/dining/family room, perfect for modern living. A separate lounge provides a cosy retreat, while a study, utility room, and contemporary shower room add to the home's practical appeal.

Upstairs, you'll find four generous double bedrooms, including a luxurious principal suite with its own en-suite facilities, complemented by a stylish family bathroom.

Outside, the property features a double garage with a versatile games room above, ample driveway parking for several vehicles, and attractively landscaped gardens, creating an ideal setting for both relaxation and entertaining.



DANIEL BREWER
Bringing People and Property Together

NOTICE: This floorplan is NOT to be used for any engineering, surveying, structural, or planning purposes. Although great care has been taken to ensure accuracy, this drawing is intended for illustrative purposes only.

The numerical values and/or graphical representations of (but not limited to): position, relative size, dimensions, areas, shape, and type of (but not limited to): rooms, objects, walls and stairs are approximate only - no guarantee is made on either their precision or accuracy.

- Four Double Bedroom Detached Executive Home
- Gated Complex Of Four Detached New Build Homes
- Double Garage With Games Room Above
- Driveway Parking For Multiple Vehicles
- Landscaped Gardens
- High Specification Finish With A Modern Living Layout
- Approximately 2325 Square Feet Of Accommodation
- 10 Year New Build Warranty
- Air Source Heat Pumps With Underfloor Heating & Radiators
- Traditional Block Built Construction

Accommodation With Dimensions

Entrance Hall

Shower Room

Study
12'1" x 9'8" (3.7 x 2.97)

Lounge
18'4" x 13'5" (5.6 x 4.1)

Kitchen/Dining/Family Room
26'10" x 13'5" (8.2 x 4.1)

Utility Room
9'10" x 7'2" (3 x 2.2)

First Floor Landing

Principal Bedroom
13'9" x 13'5" (4.2 x 4.1)

En-Suite

Bedroom Two
13'5" x 12'1" (4.1 x 3.7)

Bedroom Three
13'5" x 9'8" (4.1 x 2.95)

Bedroom Four
13'5" x 9'8" (4.1 x 2.95)

Family Bathroom

Double Garage With Room Above & Driveway Parking
To the front of the property is a double garage with games room above. A block paved driveway wraps around the front of the property providing parking for multiple vehicles.

Garden
The gardens are proposed to be landscaped with a patio area leading to formal lawns, enclosed by timber fencing and side access via a timber gate.

Specifications
Block Construction With Brick, Render & Cladding External Finish
Aluminium Double Glazed Bi-Folding Doors
Air Source Heat Pump Heating System
Air Conditioning
Underfloor Heating On The Ground Floor
Cat 6 Ethernet Cabling
LED Lighting
Stone Working Surfaces
Integrated Appliances
3-1 Boiling Water Tap
Bespoke Built-in Wardrobes To Principal Bedroom
Fully Tiled Bathrooms With Quality Brassware

Agents Notes
Please note the images have been computer generated and are for illustrative purposes only. The information provided is for guidance purposes and could be subject to change.