



**Oliver
Minton**
Sales & Lettings

**3 Bakery Close,
Roydon**

Essex CM19 5HD

£765,000

An impressive five bedroom family residence situated on a corner plot within this exclusive, private close of just six detached homes. This versatile property is arranged over three floors and is beautifully presented throughout. To the ground floor the well planned accommodation offers: a generous reception hall, dual aspect living room, dining room, kitchen/breakfast room, utility room and guest cloakroom. Three bedrooms, one with en-suite facilities and the family bathroom can be found on the first floor. The second floor comprises of two further bedrooms and an en-suite shower room. The property is set in lovely landscaped gardens and there is also a garage and gated off-street parking. Village amenities are close to hand, together with Roydon main-line station serving London Liverpool Street and Stansted Airport.





Accommodation

Front door opening to:

Reception Hall

Wood laminate floor. Radiator. Coved cornice.

Utility Room 3.00m x 2.21m (9'10" x 7'3")

Fitted with a range of wall and base units with roll edge work surface over. Stainless steel sink and drainer with mixer tap. Tiling to splash back areas. Space and plumbing for automatic washing machine. Space for tall refrigerator/freezer. Coving to ceiling. Radiator. Upvc double glazed window to rear and door opening to side walkway leading to the rear garden.

Dining Room 4.95m x 2.90m (16'2" x 9'6")

Upvc double glazed window to front aspect. Radiator. Coved cornice.

Spacious Inner Hallway

Turning staircase rising to first floor with plenty of light coming from the feature arch window to the front aspect. Under stairs storage cupboard. Wood laminate floor. Radiator.

Guest Cloakroom

White suite comprising: Low flush w.c. Pedestal wash hand basin with mixer tap. Complementary half tiling to walls. Extractor fan. Radiator. Tiled floor.





Kitchen/Breakfast Room 5.49m x 2.87m > 1.8m (18'0" x 9'4" > 5'10")

Tastefully re-fitted with a modern range of wall and base units with complementary work surfaces over. Tiled splash-backs. One and a half bowl ceramic sink and drainer with mixer tap. Integrated appliances to include a dishwasher and under counter fridge. 'Rangemaster Deluxe Professional' range style cooker with multi zone induction hob and matching brushed steel illuminated extractor canopy over. Attractive porcelain wood effect tiled floor. Space for table and chairs. Upvc double glazed windows to side and rear aspects. Double doors opening to the rear garden.

Living Room 5.82m max x 5.77m max (19'1" max x 18'11" max)

Light and bright room that benefits from double doors leading out into the rear garden, which is perfect for the warmer weather, together with a further window to the front aspect making this a really bright and inviting space. Feature stone fireplace with inset gas coal fire. Two radiators. Coved cornice.

First Floor

Half landing with an attractive double glazed arched window to front aspect. First floor landing with two deep under stairs storage cupboards. Doors off to three of the five bedrooms and the family bathroom. Further Upvc double glazed window to rear aspect.



Bedroom One 3.99m x 3.45m (13'1" x 11'3")

Upvc double glazed window to rear aspect. Wood laminate floor. Radiator. Coved cornice. Door to en-suite shower room.

En-Suite

White suite comprising: Tiled shower cubicle with independent electric shower and glazed screen. Pedestal wash hand basin. Low flush w.c. Complementary tiling to walls and floor. Heated towel rail. Upvc double glazed obscured window to side aspect.



Bedroom Two 3.45m x 2.87m (11'3" x 9'4")

Upvc double glazed window to rear aspect. Radiator. Coved cornice.

Bedroom Three 3.35m x 2.21m (10'11" x 7'3")

Upvc double glazed window to front aspect. Radiator. Coved cornice.

Family Bathroom

Fitted with a modern white suite comprising: Enclosed bath with chrome mixer tap and shower attachment. Low flush w.c. Wall mounted vanity wash hand basin with mixer tap. Fully tiled shower cubicle with independent electric shower and glazed screen and door. Half height complementary tiling to remainder walls and tiled floor. Chrome heated towel rail/radiator. Upvc double glazed obscured window to side.



Second Floor

Landing with 'Velux' style double glazed window to rear. Door to eaves storage cupboard.



Bedroom Four 3.66m x 3.33m (12'0" x 10'11")

Upvc double glazed dormer window to rear aspect affording far reaching views across the surrounding countryside. Wood laminate floor. Three doors giving access to eaves storage. Radiator. Door to en-suite shower room.

En-Suite

White suite comprising: Fully tiled double shower cubicle with glazed screen/door. Remainder tiled to half height. Pedestal vanity wash hand basin. Low flush w.c. Heated towel rail. Wood laminate floor. 'Velux' style window to front.

Bedroom Five 3.66m x 2.87m (12'0" x 9'4")

Upvc double glazed dormer window to rear, once again with far reaching views. Range of built-in wardrobe cupboards to one wall. Radiator. Wood laminate floor.

Exterior

The property is approached via a five bar gate giving access to a gravel drive providing parking for several vehicles. Outside water tap. Vehicular access to the garage.

Garage 5.13m x 2.74m (16'9" x 8'11")

Single garage with electronically operated up and over door. Power and light connected.

Rear Garden 12.20m x 9.15 (40'0" x 30'0")

The rear garden has been designed and beautifully landscaped by the current owners. There is a terrace to the immediate rear with a circular paved patio, ideal for entertaining and al-fresco dining. There is a hot-tub sitting under a wooden pergola with the remainder of the garden laid to lawn with an abundance of flowering shrubs and plants. The garden is already wired for outside lighting. Fenced to all boundaries, there is a gated side access leading to the front and a pathway to the other side of the house giving access to the back door and utility room.



Tenure: Freehold

Council Tax Band:

Viewing Arrangements:
Strictly by appointment

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		73	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		70	81
England & Wales		EU Directive 2002/91/EC	

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