

Nuthatch Drive, CM17 9GE
Harlow

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Kings Group proudly introduce this impressive LARGE FOUR BEDROOM DETACHED FAMILY HOME, perfectly positioned within the ever popular Newhall Development on Nuthatch Drive. With a double garage and driveway for two cars, this substantial residence immediately impresses with its commanding presence and thoughtfully designed layout, ideal for families seeking space, style and everyday convenience.

Step inside to an inviting entrance hall that sets the tone for the rest of the home, leading into a generous family lounge made for relaxing and entertaining. The standout modern fitted kitchen/diner creates a vibrant social hub, flooded with natural light and opening directly onto the rear garden through patio doors. A separate utility room, additional reception room and handy downstairs W.C. provide the flexibility today's families desire, whether for working from home, play space or formal dining.

Upstairs, the principal bedroom suite offers a true sense of luxury, complete with a private dressing room, sleek ensuite and a private balcony overlooking greenery - the perfect spot for a morning coffee. The second bedroom also enjoys its own ensuite, while two further well-proportioned bedrooms are served by a spacious family bathroom fitted with a contemporary three-piece suite.

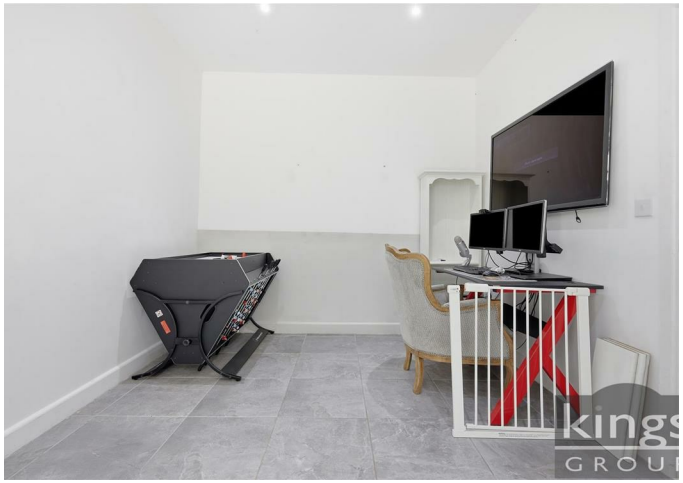
Outside, the rear garden is mainly laid to lawn with a patio area ideal for outdoor dining, and direct access into the double garage for added practicality. Conveniently located close to local shops, schools and amenities, with excellent access to the M11 and M25 via Junction 7a,
Please note there is an estate charge of approximately £420 per annum to maintain the upkeep of the beautiful development.

Offers In The Region Of £700,000









- IMPRESSIVE LARGE FOUR BEDROOM DETACHED FAMILY HOME
- MASTER BEDROOM WITH EN-SUITE, DRESSING ROOM & PRIVATE BALCONY
- DOWNSTAIRS CLOAKROOM
- SPACIOUS KITCHEN/DINER
- CLOSE TO LOCAL SHOPS, SCHOOL, AMENITIES AND GREEN SPACES
- DRIVEWAY AND DOUBLE GARAGE
- BEDROOM TWO WITH EN-SUITE
- ADDITIONAL RECEPTION ROOM
- ACCOMODATING 1851 SQ FOOT OF LIVING SPACE
- CLOSE PROXIITY TO THE M11/M25 VIA JUNCTION 7A

Property Information
Build: Standard Construction
Tenure: Freehold
Flood Risk: Rivers & Seas - Very Low, Surface Water - Very Low
Parking: Double Garage and Driveway for two cars
Estate Charge: Approx. £420 Per Annum

Entrance Hall
Tiled flooring, single radiator, power points, storage cupboard.

Lounge 11'71 x 18'56 (3.35m x 5.49m)
Double glazed window to the front and side aspect, spotlights, tiled flooring, single radiator, power points.

Kitchen/Diner 28'17 x 11'59 (8.53m x 3.35m)
Double glazed window to the rear aspect, single radiators, tiled flooring, a range of wall and base units with flat top worksurfaces, drainer unit, integrated cooker, electric hob and oven, integrated extractor, space for fridge freezer, plumbing for dishwasher, spotlights, power points, door leading to garden.

Reception Room 9'61 x 12'35 (2.74m x 3.66m)
Double glazed window to the front aspect, tiled flooring, double radiator, power points.

Utility Room 7'76 x 5'88 (2.13m x 1.52m)
Door to side aspect leading to garden, spotlights, single radiator, tiled flooring, a range of base units with flat top worksurface, drainer unit, plumbing for washing machine, power points.

Downstairs Cloakroom 5'57 x 5'89 (1.52m x 1.52m)
Tiled splash backs, tiled flooring, wash basin with mixer taps with vanity unit underneath, low level W.C.

Landing
Carpeted flooring, single radiator, power point, loft hatch.

Bedroom One 12'17 x 17'04 (3.66m x 5.28m)
Double glazed window to the front and side aspect, single radiator, carpeted flooring, power points, door leading to private balcony.

En-suite 4'11 x 8'17 (1.50m x 2.44m)
Double glazed window to the side aspect, spotlights, part tiled walls and tiled splash backs, heated towel rail, tiled flooring, extractor fan, shower cubicle with thermostatic controls, wash basin with mixer taps, low level W.C, shaver point.

Bedroom One Dressing Room 6'82 x 8'14 (1.83m x 2.44m)
Double glazed window to the front aspect, carpeted flooring ,power points.

Bedroom Two 9'84 x 17'10 (2.74m x 5.44m)
Double glazed windows to the front aspect, single radiator, carpeted flooring, power points.

En-suite 5'26 x 5'52 (1.52m x 1.52m)
Part tiled walls, tiled flooring, heated towel rail, extractor fan, shower cubicle with thermostatic controls, wash basin with mixer taps, low level W.C, spotlights.

Bedroom Three 9'98 x 12'46 (2.74m x 3.66m)
Double glazed windows to the rear aspect, single radiator, carpeted flooring, power points.

Bedroom Four 12'16 x 9'82 (3.66m x 2.74m)
Double glazed windows to the rear aspect, single radiator, carpeted flooring, power points.

Family Bathroom 6'74 x 9'82 (1.83m x 2.74m)
Double glazed window to the rear aspect, spotlights, tiled splash backs, heated towel rail, tiled flooring, extractor fan, panel enclosed bath with mixer taps and shower attachment, wash basin with mixer taps, low level W.C, shaver point.

Double Garage 19'31 x 23'51 (5.79m x 7.01m)
Up and over door, power points, electric heater.

Garden
Mainly laid to lawn with patio and decked area, wooden fence panels, side access.









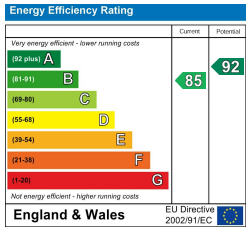

housekeeping
Washing
THICK BLEACH
CANDY
STILL MANGO
SAMSUNG

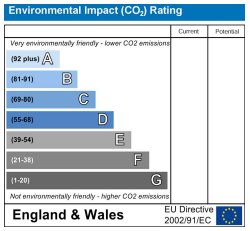


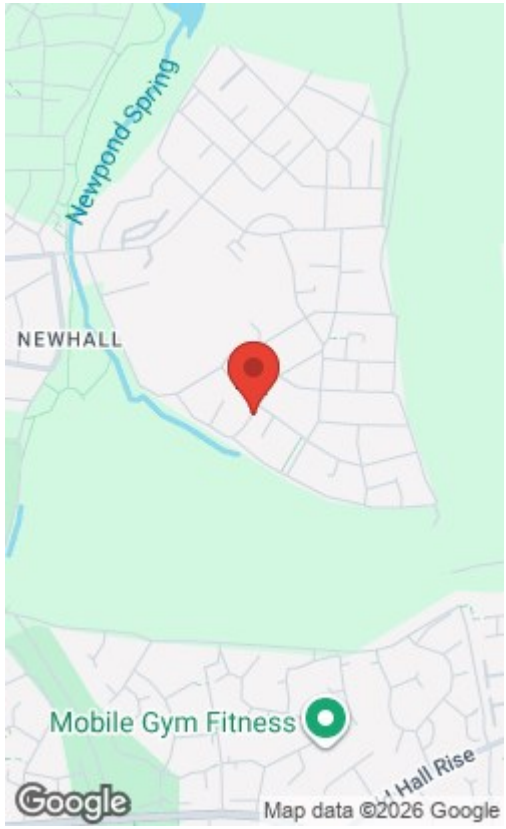




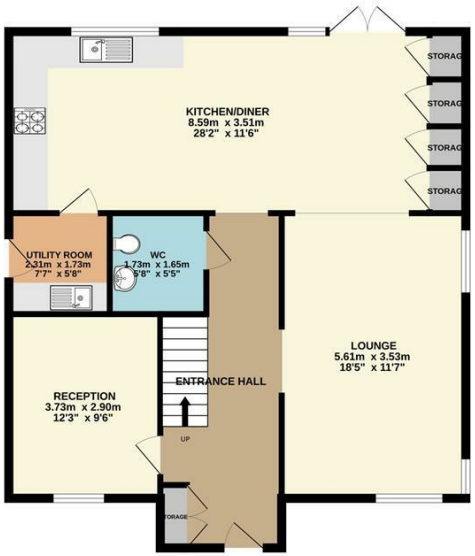




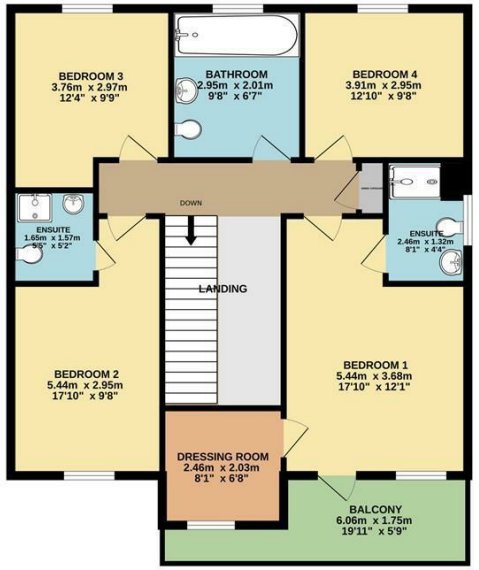




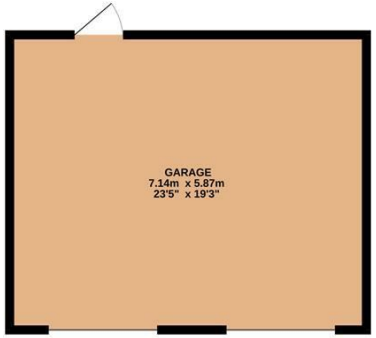
GROUND FLOOR
86.4 sq.m. (930 sq.ft.) approx.



1ST FLOOR
86.0 sq.m. (926 sq.ft.) approx.



GARAGE
41.5 sq.m. (446 sq.ft.) approx.



TOTAL FLOOR AREA : 172.0 sq.m. (1851 sq.ft.) 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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