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*Established 1986*

*Independent Estate Agents and Valuers*



**10, Primrose Close, Bishop's Stortford, Hertfordshire, CM23 4QG**

**Guide price £695,000**

An extremely well presented detached house which features five generously proportioned bedrooms.

The tastefully decorated accommodation which has gas central heating, plumbed in water softener and double glazing comprises: On the ground floor: Entrance porch, entrance hall, bay fronted lounge, double glazed conservatory, dining room, large kitchen/breakfast room with integrated appliances, separate utility room, downstairs cloakroom. On the first floor: master bedroom with fitted wardrobes and en-suite shower room, two double bedrooms and a family bathroom with a modern white suite. On the second floor: a spacious landing area and two double bedrooms, one of which has an en-suite shower room.

The property has a good sized West facing rear garden which measures 75' in width by 45' in depth. It is well tended and has extensive lawn and patio areas. The front garden has a block-paved driveway with parking for four cars leading to a double garage which has remote controlled roller doors.

The property is located in a popular residential road which is within walking distance across a park to Hillmead Primary School. It is also within walking distance of several other well regarded primary schools and the Thorley Park Neighbourhood Shopping Centre which has a Sainsburys supermarket, post office, several useful shops and food outlets as well as Busy Bees Day Nursery.

The Town Centre and mainline Railway Station are approximately one and a half miles away.  
EPC Band C. Council Tax Band F.

### **Covered Porch**

Outside light. Front door to:

### **Entrance Porch**

Radiator. Wood effect laminate flooring. Glazed panel door to:

### **Entrance Hall**

Wood effect laminate flooring. Radiator. Stairs to the first floor. Understairs cupboard with light connected.

Doors to dining room, kitchen/breakfast room and:

### **Lounge**

21'3" x 11'3" (6.485 x 3.447)

Well lit by a double glazed window with fitted shutters to the front aspect and sliding patio doors leading to the conservatory to the rear of the house.

Two radiators. TV and telephone points. Fireplace with Adam style surround and a fitted gas fire.



### **Conservatory**

11'9" x 10'11" (3.598 x 3.342)

Double glazed windows on three aspects which includes French doors to the rear garden.

Light and power connected. Four inset ceiling lights.



### Dining Room

11'5" x 9'7" (3.480 x 2.940)

Double glazed window to the rear aspect. Radiator.



### Kitchen/Breakfast Room

23'11" x 9'6" (7.296 x 2.914)

A large room which is fitted with an extensive range of light wood faced units and man-made marble work surfaces with matching upstands. Integrated appliances include: Bosch stainless steel oven, microwave, gas hob, integrated fridge/freezer and Hoover dishwasher.

Stainless steel single drainer, one and a half bowl sink unit with mixer tap and cupboards below. Adjacent work surfaces with cupboards and drawers below. Cupboard housing plumbed in water softener. Two double and two single eye level wall cupboards plus a double glass fronted cupboard. Space wide enough for free-standing fridge & freezer. Space for a table. Wood effect laminate flooring. Radiator. Double glazed windows to the side and rear aspects. Door to the rear garden and garage. Cupboard housing Viessmann gas fired central heating boiler. Ceramic tiled splashbacks to the work surfaces. Door to:



### Utility Room

6'7" x 6'4" (2.016 x 1.951)

Stainless steel single drainer sink unit with cupboard below. Adjacent work surfaces with space for washing machine and tumble dryer below. Two double eye level wall cupboards. Radiator. Hatch to small loft space. Wood effect laminate flooring. Double glazed window to the rear aspect. Door to:



### Downstairs Cloakroom

Wall mounted wash basin with tiled splashback. WC with concealed cistern. Radiator. Wood effect laminate flooring. Double glazed window to the front aspect.



### First Floor Landing

Double glazed windows to the front and rear aspects. Radiator. Stairs to the second floor. Understairs cupboard. Built-in airing cupboard housing Megaflo mains pressure hot water cylinder.



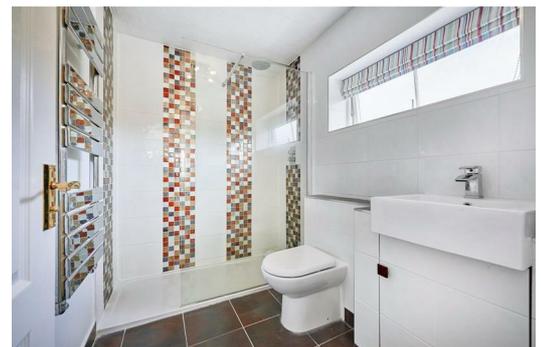
### Bedroom One

13'3" into wardrobes x 12'3" (4.044 into wardrobes x 3.747)  
Double glazed window with fitted shutters to the rear aspect.  
Radiator. TV and telephone points.  
Range of three double fitted wardrobe cupboards. Door to:



### En-Suite Shower Room

7'7" x 5'6" (2.318 x 1.689)  
Fitted with a modern white suite, tiling and fittings.  
Large walk-in shower cubicle. Vanity unit wash basin with mixer tap and cupboard below. Adjacent WC with concealed cistern. Chrome heated towel rail. Ceramic tiled floor. Extractor fan. Double glazed window to the side aspect.



### Bedroom Two

11'3" x 8'10" plus door recess (3.451 x 2.707 plus door recess)

Double glazed window to the rear aspect. Radiator.



### Bedroom Three

11'4" x 9'10" into wardrobe recess (3.468 x 3.000 into wardrobe recess)

Double glazed window to the front aspect. Radiator.

Freestanding wardrobes are to be left.



### Family Bathroom

7'11" x 6'1" (2.427 x 1.876)

Fitted with a modern white suite, tiling and fittings.

Large 'P' shaped bath/shower with glazed screen, fully tiled splash surround, hand held and rain forest shower attachments. Pedestal wash basin with mixer tap. WC with concealed cistern. Chrome heated towel rail. Ceramic tiled floor. Double glazed window to the front aspect. Extractor fan.



### Second Floor Landing

6'9" x 7'11" (2.068 x 2.436)

A large landing with space for a desk, if required.

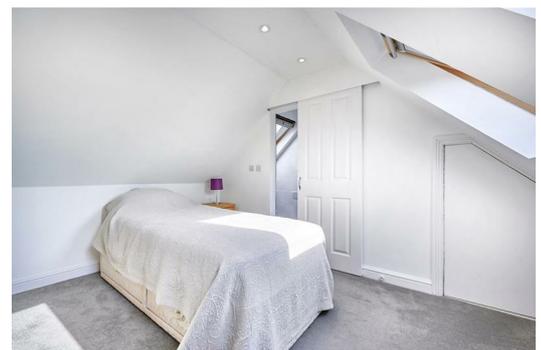
Double glazed window to the rear aspect and Velux skylight window to the front. Eaves storage cupboard. Radiator. Four inset ceiling lights. Doors to bedrooms four and five.



### Bedroom Four

11'9" max not full height x 9'6" (3.596 max not full height x 2.905)

Two Velux double glazed skylight windows to the rear aspect. Radiator. TV point. Four inset ceiling lights. Door to:



### **En-Suite Shower Room**

8'5" max not full height x 3'0" (2.585 max not full height x 0.925)

Fitted with a modern white suite, tiling and fittings. Fully tiled walls. Shower cubicle. Low level WC. Pedestal wash basin. Extractor fan. Chrome heated towel rail. Two inset ceiling lights. Ceramic tiled floor. Velux double glazed skylight window to the front aspect.



### **Bedroom Five**

11'7" max not full height x 11'5" (3.546 max not full height x 3.501)

Two Velux double skylight windows to the rear aspect. Radiator. Four inset ceiling lights.



### **Rear Garden**

A good sized and extremely well tended garden which has a west facing aspect and measures approximately 45' x 75'. Full-width paved patio area is located immediately to the rear of the house. Lawn area with abundantly stocked flower and shrub borders. Outside light, tap and power point. Hardstanding for large shed. Gated side pedestrian access to the front garden. Two wooden pergolas with climbing plants. One of which leads to a 'secret garden'.



### **Front Garden**

Enclosed by the garage on one side and shrub hedges to the front and the other side. Flower bed. Block-paved driveway with parking for four cars leads to:

### **Double Garage**

17'4" x 16'8" (5.300 x 5.091)

Two sets of remote controlled roller doors. Light and power connected. Hot and cold water taps. Useful eaves storage area. Door to the rear garden. Sealed floor.

### **LOCAL INFORMATION**

Essential information on transport links, shops, hospitals & doctors plus schools with their contact details & performance ratings is available on our website: [www.lednor.co.uk](http://www.lednor.co.uk)

Find the property you are interested in and then select premium brochure.

In this brochure you will find larger photographs, floor plan, Energy Performance Certificate and loads of useful information about the area that the property is located.

### **FINANCIAL SERVICES**

Through our contacts with local mortgage brokers, we are able to offer independent mortgage advice with no obligation.

They are independent for all protection needs allowing them to review your life assurance and critical illness policies so that they can ensure that you have the most suitable cover.

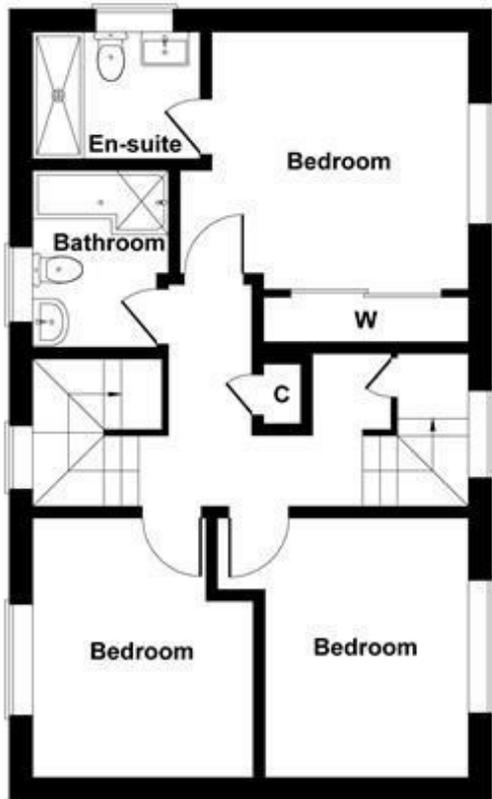
Your home is at risk if you do not keep up payments on a mortgage or loan secured against it.

M.D.Jackson Financial Services & Stablegate Financial are directly authorised by the Financial Conduct Authority.

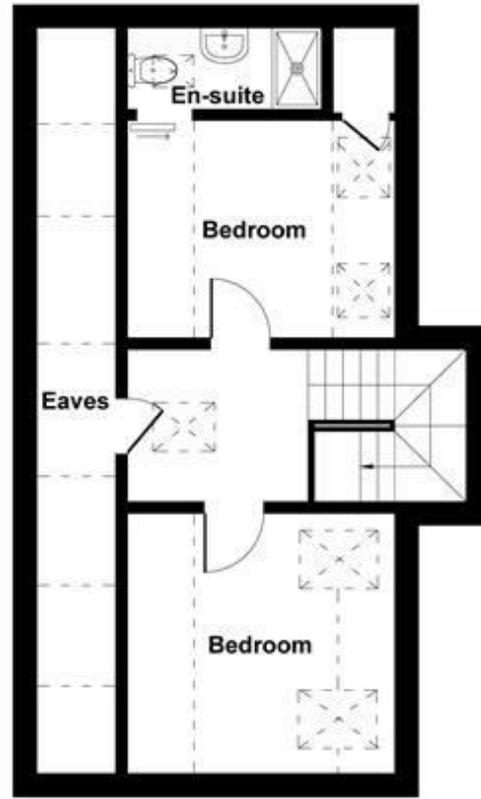
### **Disclaimer**

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes are approximate and should not be relied upon for carpets and furnishings. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. Any stated plot size is intended merely as a guide and has not been officially measured or verified. We have not checked the legal documents to verify the freehold/leasehold status of the property and purchaser is advised to obtain clarification from their solicitor or surveyor. MONEY LAUNDERING REGULATIONS 2003. Intending purchaser will be asked to produce identification documents and we would ask for your co-operation in order that there be no delay in agreeing the sale.

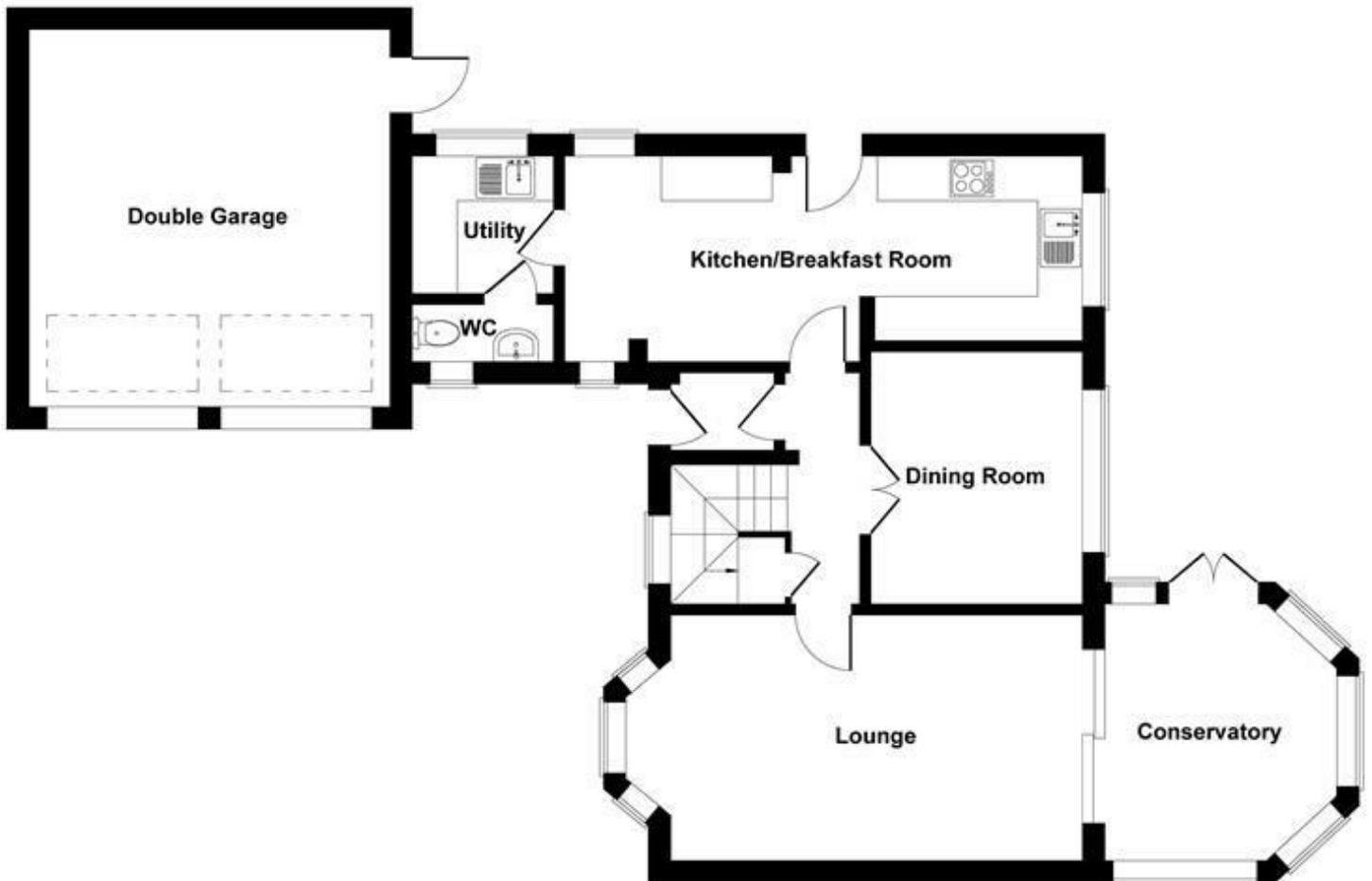
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FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

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