

**3 Bridge Street
Bishop's Stortford
Herts CM23 2JU**

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& COMPANY

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Established 1986

Independent Estate Agents and Valuers



5, Eyre Close, Bishops Stortford, Herts, CM23 4RW

Guide price £450,000

IMMACULATE & MUST BE VIEWED. Nearly new house. Owners trading up to a larger house from the same builder, just around the corner.

A superbly appointed nearly new three bedroom semi detached which has gas central heating and double glazing. This is a very efficient home with an Energy Performance Rating of B.

The property features a stylish kitchen/dining room with integrated appliances, downstairs cloakroom, living room, master bedroom with en-suite shower room, two further well proportioned bedrooms and a luxury bathroom. The current owner has installed quality Amtico flooring throughout to the ground floor accommodation.

There is a good sized private rear garden, driveway parking for two cars and a larger than average attached garage. This could easily be converted to provide additional ground floor accommodation.

Located on the popular St James' Park estate which is close to Bishop's Stortford High School (opening in September 2024). The development will also have a primary school and a neighbourhood shopping centre.

Council Tax Band D. EPC Band B.

Covered Porch

Outside light.

Front door to:

Entrance Hall

Stairs to the first floor. Understairs cupboard. Doors to living room, kitchen/dining room and:

Downstairs Cloakroom

8'7" x 4'9" (2.627 x 1.460)

Fitted with a contemporary white suite.

Wall mounted wash basin. WC with concealed cistern. Extractor fan. Radiator.



Living Room

14'9" x 11'0" (4.513 x 3.358)

A lovely cosy reception room which is well lit by a double glazed window facing south.

Radiator. TV point.



Luxury Kitchen/Dining Room

15'7" x 11'7" (4.774 x 3.538)

Well fitted with an extensive range of modern units which have stylish matt navy coloured fronts and granite effect work surfaces.

Integrated appliances include: Zanussi fridge/freezer, oven, gas hob, stainless steel chimney extractor hood, washing machine and dishwasher.

Space for table. Seven wall mounted wall cupboards with lighting below. Two radiators. Double glazed window and French doors to the rear aspect. four inset ceiling lights. Cupboard housing Ideal gas fired central heating boiler.

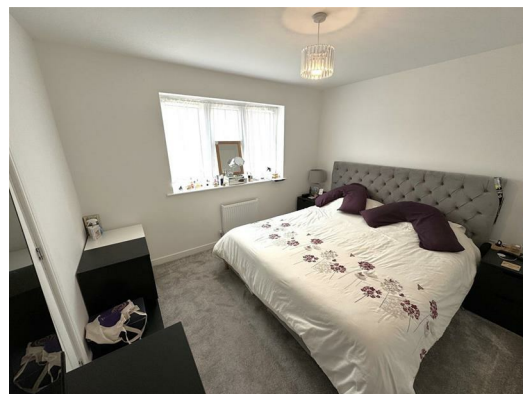
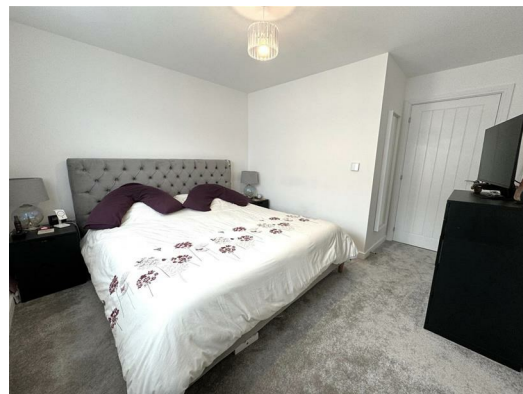


First Floor Landing

Hatch to loft space.

Bedroom One

11'6" x 9'9" plus large recess (3.519 x 2.990 plus large recess)
Double glazed window to the front aspect. Radiator. TV point.
Built-in airing cupboard housing hot water cylinder. Door to:



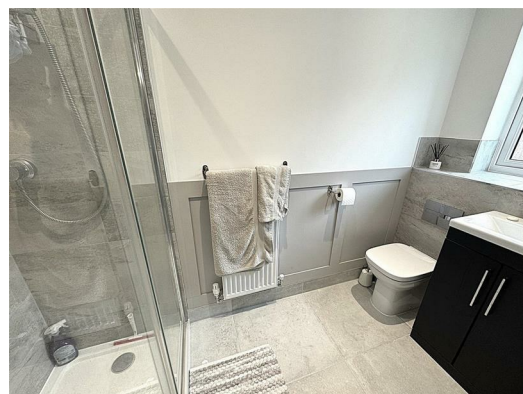
Luxury En-Suite Shower Room

8'6" x 3'11" (2.591 x 1.210)

Fitted with a contemporary white suite comprising:

Vanity unit wash basin with mixer tap and cupboard below.
Adjacent WC with concealed cistern. Double width shower cubicle.

Shaver point. Three inset ceiling lights. Double glazed window to the front aspect. Extractor fan. Ceramic tiled floor. Radiator.



Bedroom Two

15'3" x 8'4" (4.667 x 2.546)

Double glazed window to the rear. Radiator.



Bedroom Three

11'10" x 7'0" (3.620 x 2.144)

Double glazed window to the rear. Radiator.



Luxury Bathroom

7'1" x 6'6" (2.173 x 2.003)

Fitted with a contemporary white suite and complementary fittings.

Wall mounted wash basin with mixer tap and adjacent WC with concealed cistern. Panel bath with glazed shower screen, fully tiled splash surround, mixer tap and wall mounted shower.

Four inset ceiling lights. Extractor fan. Shaver point. Radiator.



Rear Garden

A good sized and fully enclosed garden which has 6' fencing on all three aspects.

Paved patio area and pathway. Lawn area. Outside light, tap and power point. Door to the garage.



Attached Garage

19'10" x 10'6" (6.049 x 3.220)

A large garage which is ideal for the larger cars that we drive nowadays or as a very handy storage area.

Up and over door. Light and power connected. Door to the rear garden.

Front Garden

A small open aspect garden with well stocked flower bed. Block-paved driveway with electric car charging point provides parking for two cars and leads to the garage. Paved pathway to the front door.

St James' Park

A new development on the southern outskirts of town.

There will be several areas of housing, secondary and primary schools, a business/enterprise centre, local shopping centre with a community hub and a care home. as well as several areas of parkland and play areas.

The area is criss-crossed by footpaths and cycleways. A bus route runs through the middle which serves the town centre, station and nearby Stansted Airport.

There is an annual fee for the maintenance of the communal areas on St James' Park. We have been informed by Bellway Homes that this is currently £487.02 per annum.



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

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.

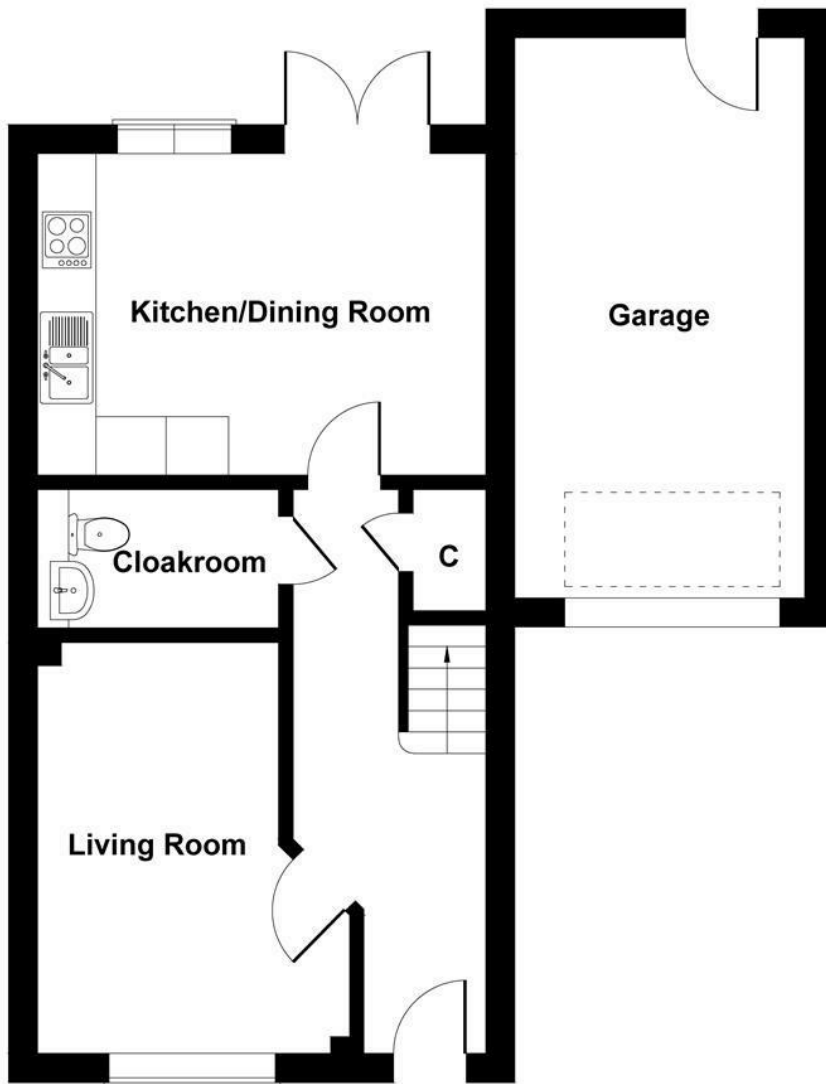
Your home is at risk if you do not keep up payments on a mortgage or loan secured against it.

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

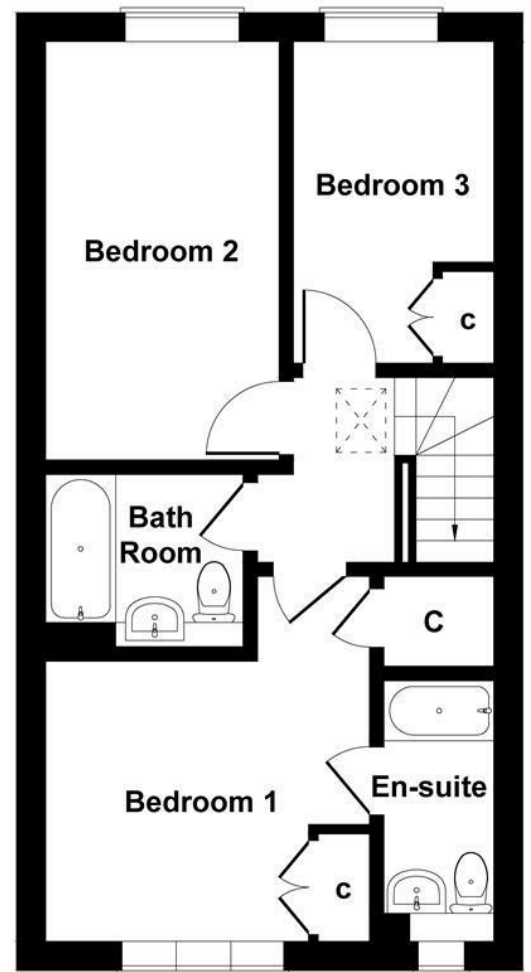
Disclaimer

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.

5 Eyre Close



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.