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**23 Gibbs Field, Thorley Park, Bishop's Stortford, Hertfordshire, CM23  
4EY  
£365,000**

A well maintained three bedroom detached house which stands on a larger than average plot. The accommodation has the benefit of gas central heating and double glazing. It comprises: Entrance hall, downstairs cloakroom, refitted kitchen/breakfast room, living room with attractive fireplace, conservatory, three well proportioned bedrooms and a bathroom.

The rear garden is just under 45' in length and has a range of outbuildings which includes three sheds and a detached summer house. The garden has been designed for easy maintenance and has several decked areas and an artificial lawn. The front garden is approximately 35' in length and there is driveway parking for at least three cars plus an additional gravel hardstanding area.

The property is located in a popular road which is within walking distance of two well regarded primary schools and the Thorley Park Neighbourhood Centre which features: Sainsburys supermarket, a newsagents/post office, various useful shops, cafe, restaurant, fish and chip shop as well as Busy Bees Nursery, doctors and dentists surgeries. The town centre and mainline station are about a mile away. EPC pending.

## Front Door to

### Entrance Hall

Radiator in ornate enclosure. Telephone point. Understairs storage cupboard. Stairs to the first floor. Laminated flooring. Doors to kitchen/breakfast room, living room and

### Downstairs Cloakroom

Corner wash basin with tiled splashback. Low level WC. Double glazed window. Radiator.

### Kitchen/Breakfast Room

16' x 7'10" (4.88m x 2.39m)

Well fitted with a range of modern wood faced units and granite effect work surfaces.

Stainless steel circular sink unit with mixer tap and adjacent circular drainer with cupboards below. Adjacent and opposite work surfaces with cupboards and drawers below. Breakfast bar. Eight single eye level wall cupboards. Radiator. Chimney style extractor hood. Space for range style cooker. Plumbing for dishwasher and washing machine. Full-height larder cupboard. Ceramic tiled splashbacks. Space for upright fridge/freezer. Double glazed windows to front and side.



### Living Room

15'11" x 9'5" (4.85m x 2.87m)

Laminated flooring. TV point. Radiator. Fireplace with log effect fire. Double glazed window and sliding patio doors to



### Conservatory

13'9" x 8'6" (4.19m x 2.59m)

Double glazed windows on three aspects including sliding patio doors to the rear garden. Polycarbonate roof. Light and power connected.

N.B. We have been advised by the present owners that the conservatory requires repair or upgrading.



### First Floor Landing

Hatch to loft space. Built-in airing cupboard housing pre-lagged hot water cylinder.

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**Bedroom One**

16' x 7'9" (4.88m x 2.36m)

Two double glazed windows. Radiator. TV point.



**Bedroom Two**

10'10" x 7'2" (3.30m x 2.18m)

Double glazed window. Radiator. Laminated flooring.



**Bedroom Three**

10'9" max x 8'7" (3.28m max x 2.62m)

Double glazed window. Radiator. Laminated flooring.



**Bathroom**

6'9" x 6'5" (2.06m x 1.96m)

Half tiled walls with full-height splashbacks. Pedestal wash basin. Low level WC. Panel bath with mixer tap, shower attachment, shower rail and curtain. Double glazed window. Radiator.



### Rear Garden

A good sized rear garden which extends to 45' at the maximum point.

Enclosed by 6' fencing on all three aspects. Outside light. 'L' shaped decked patio area. Artificial lawn area. Door to garage. Side access has been filled in with a dual access wooden garden shed. Two further garden sheds, one of which has power connected.



### Detached Summer House

10'8" x 7'8" (3.25m x 2.34m)

Light and power connected.



## Rear View of House



## Front Garden

Approximately 35' in length. Enclosed by 6' fencing and established hedges.

Large raised flower bed with numerous shrubs. Outside light and tap.

Long driveway provides off-street parking for at least three cars. There is an additional gravel hardstanding area to the side of the driveway.

## Single Garage

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

## FINANCIAL SERVICES

Through our mortgage broker Mark Jackson of M.D.Jackson Financial Services, we are able to offer independent mortgage advice with no obligation. Mark is also independent for all protection needs allowing him to review your life assurance and critical illness policies so that he can ensure that you have the most suitable cover. He can be contacted on 01799 542699. Please feel free to call him for any advice or quotations required. 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 are directly authorised by the Financial Conduct Authority no. 300773

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