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Independent Estate Agents and Valuers



32, Gilbey Crescent, Stansted, Essex, CM24 8DT

Offers in excess of £385,000

An extremely well presented and much improved three bedroom semi detached house which has gas central heating and double glazing. N.B. There are replacement Upvc soffits and fascias.

The impressive accommodation features: Entrance hall, downstairs cloakroom/utility room, luxury fitted kitchen/breakfast room with a stunning contemporary feel, dining room, large dual aspect lounge, three well proportioned bedrooms and a luxury bathroom which also has a shower cubicle.

The well tended rear garden is approximately 60' in length. The front garden has additional off-road parking as well as a driveway leading to a single garage.

The property is located in a very popular residential cul-de-sac and close to Bentfield County Primary school. The village centre offering a good range of shopping and eating establishments is within walking distance as is the mainline railway station which is on the Cambridge to Liverpool St. line. Junction eight of the M11 motorway is also easily accessible. EPC Band C.

Front Door to

Entrance Hall

Wood effect ceramic tiled floor with underfloor heating. Shelved recess. Six inset ceiling lights. Stairs to the first floor. Understairs recess and cupboard housing meters. Concealed sliding doors lead to the dining room and kitchen/breakfast room. Door to



Cloakroom/Utility Room

8'11" x 4'6" (2.72m x 1.37m)

Fitted with a modern white suite.

Vanity unit wash basin with mixer tap and cupboard below. Low level WC. Cupboard housing wall mounted gas fired central heating boiler. Wooden worktop with spaces for washing machine and tumble dryer below. Two inset ceiling lights. Double eye level wall cupboard. Porcelain tiled floor. Double glazed window.

Kitchen/Breakfast Room

14'6" x 10'1" (4.42m x 3.07m)

A stylish room well fitted with a range of contemporary white gloss fronted 'soft close' units and work surfaces.

Integrated dishwasher and stainless steel chimney style extractor hood over range style cooker. Stainless steel single drainer sink unit with swan neck mixer tap and cupboards below. Adjacent work surfaces with cupboards and drawers below. Three full-height larder/storage cupboards. Pull-out spice rack. Porcelain tiled floor with underfloor heating. Nine inset ceiling lights and concealed LED lighting. Fitted breakfast table and bench seat. Space for upright fridge/freezer. Double glazed windows to the front and side. Ceramic tiled splashbacks to work surfaces. Coving to ceiling.



Dining Room

16'8" x 7'8" (5.08m x 2.34m)

Radiator. Double glazed window. High gloss wood effect laminated flooring. Eight inset ceiling. High level shelving. Telephone point. Coving to ceiling.



Lounge

14'11" x 14' (4.55m x 4.27m)

Well lit by a double glazed side window and full-width double glazed sliding patio doors that lead out to the rear garden. Two radiators. Three wall light points. TV point. Coving to ceiling.



First Floor Landing

Coving to ceiling. Built-in shelved storage cupboard.

Bedroom One

12' max x 10'8" (3.66m max x 3.25m)

Double glazed window. Radiator. Coving to ceiling.



Bedroom Two

11'7" x 9'8" (3.53m x 2.95m)

Double glazed window. Radiator. Coving to ceiling.



Bedroom Three

8'9" x 6'8" (2.67m x 2.03m)

Double glazed window. Radiator. Coving to ceiling.



Luxury Bath/Shower Room

7'10" x 8'4" max (2.39m x 2.54m max)

Fitted with a modern white suite. Complementary fully tiled walls and floor with underfloor heating.

Vanity unit wash basin with waterfall mixer tap and cupboards below. Double-width fully tiled shower cubicle with overhead and hand-held shower attachments. Spa bath with waterfall mixer tap. Low level WC. Chrome heated towel rail. Five inset ceiling lights. Shaver point. Double glazed window.



Rear Garden

A well tended rear garden which is approximately 60' in length.

6' fencing on all three aspects. Paved patio area. Lawn area with flower and shrub borders. Outside light. Door to garage.

Front Garden

An open aspect front garden. Ornamental stone area currently used as a car hardstanding. Flower border. Outside tap.

Paved driveway to the garage.

Single Garage

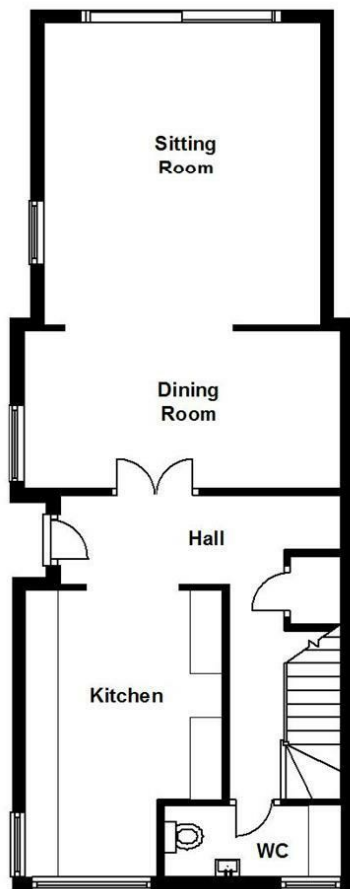
18'5" x 8'3" (5.61m x 2.51m)

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

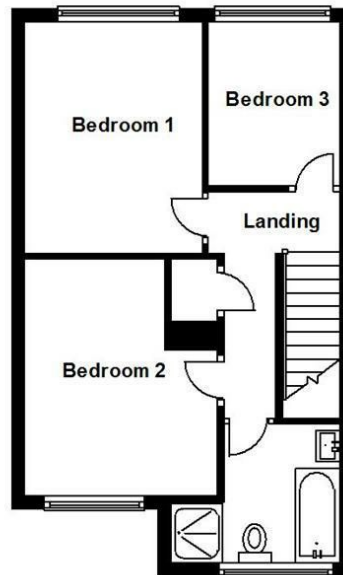
Disclaimer

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.

Ground Floor



First Floor



APPROX GROSS INTERNAL FLOOR AREA 1100 SQFT
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE