

3 Bridge Street
Bishop's Stortford
Herts CM23 2JU

LEDNOR
& COMPANY

(01279) 505055
sales@lednor.co.uk
www.lednor.co.uk

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69, Larksway, Bishop's Stortford, Hertfordshire, CM23 4DG

Guide price £475,000

A spacious modern four bedroom detached which is being offered with no upward chain. The accommodation has gas central heating and double glazing. It comprises: Entrance hall, sitting room, dining room, double glazed conservatory, modern fitted kitchen, utility room, downstairs cloakroom, master bedroom with built-in wardrobes and an en-suite shower room, three further bedrooms and a family bathroom.

There is a well maintained and private rear garden which has a westerly aspect. The front garden has a double-width driveway leading to a single garage.

The property is located in a popular residential area which is within walking distance of Manor Fields primary school and the Thorley Neighbourhood Centre with it's Sainsbury's supermarket, newsagents/post office, doctor's and dentist's surgeries and other excellent amenities. The town centre and mainline railway station are about one and half miles away. EPC Pending.

Covered Porch

Outside light. Front door to

Entrance Hall

Stairs to the first floor. Radiator. Coving to ceiling. Laminate flooring. Door to

Sitting Room

16'2" x 12'2" (4.93m x 3.71m)

Attractive fireplace with coal effect gas fire. Two radiators. TV and telephone points. Coving to ceiling. Double glazed window. Door to



Dining Room

9'10" x 9' (3.00m x 2.74m)

Radiator. Coving to ceiling. Door to kitchen and double opening doors to



Conservatory

10'4" x 9'3" (3.15m x 2.82m)

Double glazed windows on three aspects including French doors to the rear garden. Polycarbonate roof. TV point. Laminate flooring. Light and power connected.



Fitted Kitchen

10'5" x 9'10" (3.18m x 3.00m)

Re-fitted with a range of modern kitchen units which have gloss silver fronts, granite effect work surfaces and upstands which incorporate: Built-in double oven, gas hob and cooker extractor hood.

Silgranit single drainer, one and a half bowl sink unit with mixer tap and cupboards below. Adjacent work surfaces with cupboards and drawers below. Five eye level wall cupboards. Plumbing and space for dishwasher. Large understairs cupboard with light connected. Radiator. Laminate flooring. Double glazed window. Door to



Utility Room

5'1" x 4'9" (1.55m x 1.45m)

Fitted with units to match the kitchen.

Stainless steel single drainer sink unit with mixer tap and cupboards below. Granite effect work surface and upstand. Wall mounted gas fired central heating boiler. Laminate flooring. Radiator. Double glazed door to the garden. Space and plumbing for washing machine. Door to



Downstairs Cloakroom

Fitted with a white suite.

Low level WC. Wall mounted wash basin with tiled splashback. Radiator. Laminate flooring. Double glazed window.

First Floor Landing

Coving to ceiling. Hatch and retractable ladder to loft space.

Bedroom One

12'5" plus recess x 12'1" plus recess (3.78m plus recess x 3.68m plus recess)

Coving to ceiling. Two double glazed windows. Radiator. Laminate flooring. Triple built-in wardrobe cupboard. Bulkhead storage/wardrobe cupboard. TV and telephone points. Door to



En-Suite Shower Room

8' x 5'6" (2.44m x 1.68m)

Fitted with a white suite.

Pedestal wash basin with mixer tap. Low level WC. Shower cubicle with Triton shower unit. Radiator. Shaver point. Double glazed window.



Bedroom Two

11'4" x 9' (3.45m x 2.74m)

Coving to ceiling. Radiator. Laminate flooring. Double glazed window. Double built-in wardrobe cupboard.



Bedroom Three

10' max x 6'11" (3.05m max x 2.11m)

Double glazed window. Radiator. Coving to ceiling. Laminate flooring.



Bedroom Four

7'6" x 7'5" (2.29m x 2.26m)

Double glazed window. Radiator. Coving to ceiling. Laminate flooring.



Family Bathroom

7'8" x 6'4" (2.34m x 1.93m)

Fitted with a white suite.

Fully tiled walls. Porcelain tiled floor. Corner bath with mixer tap and shower attachment. Low level WC. Vanity unit wash basin with mixer tap and cupboard below. Adjacent work top with cupboards below. Chrome heated towel rail. Double glazed window. Shaver point. Extractor fan. Fitted pelmet with downlighters.



Rear Garden

A good sized and well maintained rear garden which enjoys a westerly aspect.

The garden is unoverlooked and is enclosed by 6' fencing on all three aspects.

Paved patio area. Lawn area. Various shrubs and trees. Gated side pedestrian access to the front. Small wooden garden shed. Outside light and power point.



Front Garden

An open aspect garden with lawn area and various shrubs.

Outside power point.

Double-width Tarmac driveway with comfortable parking for two cars leads to the garage.

Garage

15'11" x 7'9" (4.85m x 2.36m)

Up and over door. Light and power connected.

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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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