



Gables

The Gables, Stortford Road, Little Canfield, Dunmow

Guide Price £525,000 Freehold

3 bedroom detached house for sale

Description

****GUIDE PRICE £525,000 - £550,000**** For sale by way of a conditional sale*. Jukes Estate Agents are delighted to bring to market this new build 3 bedroom detached property in the highly sought after village of Little Canfield.

This brand spanking new delightful detached property is now ready to welcome its first ever family!

This property has been built to an extremely high spec and whilst it is extremely luxurious, we have used A.I. images alongside the images of the empty rooms so as to help you envisage what the property could look like when furnished.

Geographically, it is ideally located:

Primary School (Ofsted rated good) 0.27 miles.

Secondary School (Ofsted rated good) 3.86 miles.

Stansted Airport 2.88 miles.

GP Surgery 3.15 miles.

Dentist 0.4 miles.

Carbon Foot print 10 gCO2/kWh (Extremely low).

Air pollution 2 (where 1 is the best & 10 is the worst).

Crime rating Low!

Here at Jukes Estate Agents, we love properties that can be configured in more than one conventional way to accommodate couples / families and The Gables is a prime example of this!

Yes it is a 3 bedroom property. However, with 2 bedrooms upstairs



and 1 bedroom downstairs, it could easily become a 2 bedroom property with an additional room downstairs, with that additional room becoming a sitting room (as per the floorplan) or a fabulous home office! It is worth noting at this early stage of property description that there is certainly enough room in the garden to build a garden home office and allow the downstairs room to remain a sitting room or bedroom. It would also be possible with a little jiggery-pokery to make it an en suite downstairs bedroom. Also, if the space was to be used as a downstairs bedroom, access to the downstairs shower room has wheelchair width doors and accessible space.

The entire ground floor has underfloor heating & with the exception of the utility room & downstairs shower room, has wonderful high grade engineered oak flooring.

The open plan Lounge / Kitchen / Diner is a super space.

The Kitchen area is fully fitted and comes with an integral dishwasher, double oven, 5 ring gas hob, fridge, freezer, and a fantastic space saving larder cupboard.

There are a plethora of cupboards & drawer space & super work surfaces which form an 'L' shape at the dining / living area end of this cracking space which means there is a small breakfast bar area! It has been well planned and works extremely well. The living / dining area is spacious and there are lovely double doors that open onto the beautiful decked area of the rear garden. There is also a large window overlooking the front of the property. Open plan living is extremely 'on point' and when you see this layout it is easy to see why.

The Utility room is a very good size with cupboard space and more than enough room for a washing machine & tumble dryer. There is a side entrance door where you gain access to either the garden or the front of the property.

Off of the utility room is the downstairs shower room. This lovely shower / wet room has a massive walk in shower, WC & an extremely modern & large wash basin. There is a heated towel rail

and the entire room has high grade wall & floor tiles.

As I said previously, this room could be reconfigured and have a door put back in so it could become an en suite if the room downstairs was to be used as a 3rd bedroom.

Up the stairs where we find a nice landing, 2 bedrooms and the bathroom.

The stairs are finished with a gorgeous glass balustrade (classy). As you climb the stairs, a Velux window allows oodles of natural light which makes the landing bright and airy. On the landing there is a very large storage cupboard.

Bedroom 1 is a good size double with runs the entire depth of the property & therefore has windows that overlook the front of the property as well as the rear of the property with lovely views across fields. There is also a large illuminated recess which is crying out for a stunning dressing table to highlight this lovely space.

Bedroom 2 is a small double or a decent size single. It has a window that overlooks the front of the property.

Both bedrooms have high grade fitted carpet, as does the landing.

The bathroom like the rest of this property has a high spec finish.

Currently is houses a walk in shower, WC & modern wash basin. It is tastefully fully tiled on walls & floor. I am told by the developers that they would be prepared to replace the shower with a bathtub if the lucky new owners so wished! There is a large window with views across the fields.

Outside now, and at the front of the property there is enough off street parking for 3/4 cars with easy access to the property via the impressive front door or indeed the side entrance.

The rear garden is a decent size and is currently (as you would expect with a new build) pretty much a blank canvas. However, because the land used to build this impressive dwelling was at one time a part of another property's garden, it does have an established lawn, gorgeous mature hedges on two sides and a fabulous cherry tree in the middle of the lawn. There is a large decked area and a good size garden shed. For keen gardeners, this

could easily be transformed into something splendid!

Last but by no means least, in the corner of the garden is a gate. Open this gate and you are on a public footpath with walks through the glorious fields of the Essex countryside! What could be nicer?

What's living in Little Canfield like?

Nestled in the picturesque countryside of Essex, Little Canfield epitomizes the serene charm of rural living. With its quaint village atmosphere, stunning landscapes, and tight-knit community, this idyllic hamlet offers residents a peaceful retreat from the hustle and bustle of modern life. As one ventures into the heart of Little Canfield, they are greeted with a sense of tranquility that is both palpable and rejuvenating.

A Glimpse into History:

Steeped in history, Little Canfield exudes a timeless elegance that harks back to a bygone era. Its origins can be traced back to the Domesday Book, where it is mentioned as "Canefelda," highlighting its significance even in medieval times. Today, remnants of its rich past can still be seen in the charming thatched cottages, historic churches, and ancient pathways that wind through the village.

Community Bonds and Neighborly Spirit:

What truly sets Little Canfield apart is its strong sense of community and neighborly spirit. Residents here share more than just a postcode; they share a genuine camaraderie that permeates daily life. Whether it's coming together for village fêtes, lending a helping hand to a neighbor in need, or simply exchanging pleasantries during morning strolls, the bonds forged in Little Canfield are enduring and cherished.

Tranquil Living Amidst Nature's Splendor:

One of the greatest joys of living in Little Canfield is its close proximity to nature's splendor. Surrounded by lush meadows, verdant woodlands, and tranquil waterways, residents are afforded endless opportunities to immerse themselves in the great outdoors. From leisurely walks along country lanes to picnics by the riverbank, every moment spent amidst nature is a reminder of life's simple pleasures.

Cherished Traditions and Celebrations:

Throughout the year, Little Canfield comes alive with a calendar of cherished traditions and celebrations. From annual harvest festivals to quaint Christmas markets, these events serve as occasions for the community to come together and revel in each other's company. Whether young or old, everyone is welcome to partake in the festivities and create lasting memories that will be treasured for generations to come.

Embracing Slow Living and Wellness:

In Little Canfield, life moves at a gentler pace, allowing residents to embrace the principles of slow living and wellness. Far from the frenetic pace of urban centers, this tranquil haven offers a respite from the stresses of modern life. Whether it's practicing yoga in the garden, tending to a vegetable patch, or simply enjoying a quiet moment of reflection, residents here prioritize their well-being and find solace in the simple joys of everyday living.

Conclusion:

In the fast-paced world we inhabit, finding a sanctuary of tranquility and community is a rare treasure. Little Canfield, with its timeless charm, natural beauty, and tight-knit community, offers just that and more. For those seeking a refuge from the chaos of modernity, this

quaint village beckons with open arms, inviting residents to embark on a journey of peaceful living and heartfelt connections.

*Conditional sale means that the successful buyer will have to pay a 1% + VAT reservation fee (which should be factored in when making an offer). For full details please call our office or ask when making a booking to view.

Tenure: Freehold

Tenure

Freehold

Approximate Gross Internal Area 1202 sq ft – 111 sq m
Ground Floor Area 704 sq ft – 65 sq m
First Floor Area 498 sq ft – 46 sq m





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Viewing by appointment only
 LGT Estate Agents T/A Jukes Estate Agents - Head Office
 Jukes Estate Agents, Harlow Enterprise Hub, Kao Hockham Building, Harlow, Essex CM20 2NQ
 Tel: 01279 295524 Email: info@jukesstates.co.uk Website: <https://jukesstates.co.uk/>

