Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets

and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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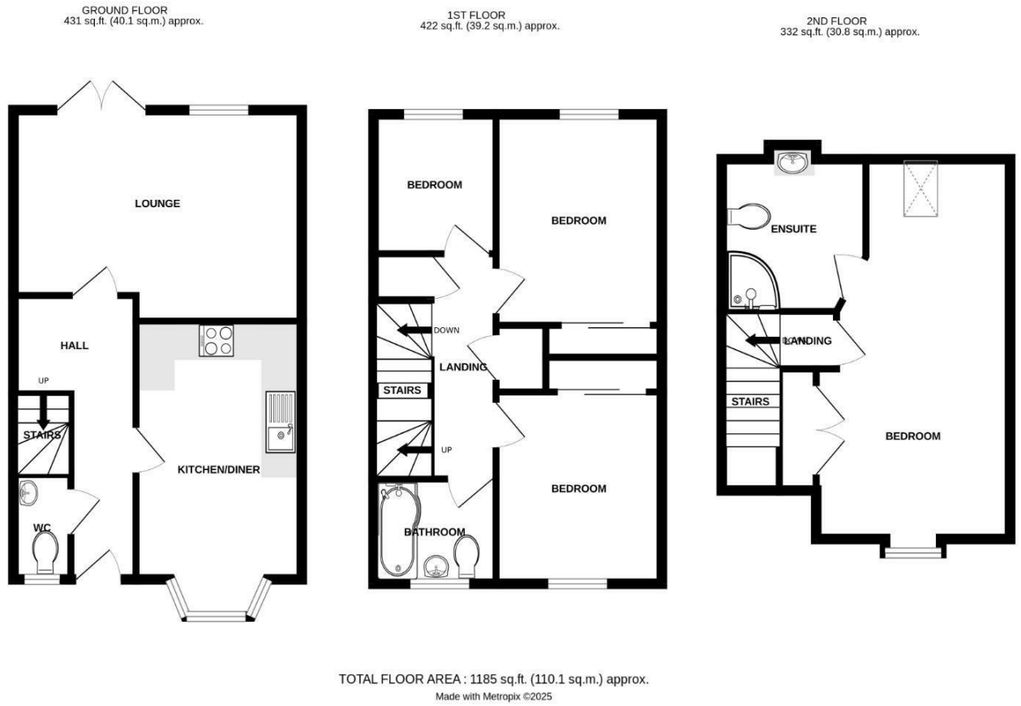
RANULF ROAD, FLITCH GREEN, DUNMOW

OFFERS OVER £400,000

RANULF ROAD
FLITCH GREEN
DUNMOW

Located on the popular Flitch Green development is this well presented four bedroom semi-detached family home boasting a single garage with allocated parking and a low maintenance rear garden. The ground floor accommodation comprises:- Entrance Hall, Kitchen/Dining room, Living Room, and Cloakroom. On the first floor are three bedrooms and a family bathroom. On the second floor is the Principal Bedroom with en-suite facilities.



Single Garage & Parking

Single garage with power and lighting with electric roller shutter aluminium door, and one allocated parking space.

Gardens

The property frontage features a modest area adorned with various shrubs, complemented by a pathway leading to a timber side gate. At the rear, a thoughtfully designed, multi-level porcelain stone-paved garden is present, complete with a seating area, sleeper enclosed flowerbeds, a charming fish pond, and a timber shed. The space is fully enclosed by wood panel fencing and offers rear gate access to the garage and parking area.

Additional Information

Gas central heating, fibre to the premises internet, mains waste water drainage.

- **Four Bedrooms**
- **Detached Family Home**
- **Kitchen/Dining Room**
- **Living Room**
- **High Specification Finish**
- **Cloakroom**
- **En-Suite & Family Bathroom**
- **Single Garage With Allocated Parking**
- **Low Maintenance Rear Garden**
- **Desirable Development Location**

Entrance Hall

15'5" x 6'6" (4.7m x 2.0m)
Entrance via UPVC door to front aspect, stairs to first floor landing, wall mounted radiator, oak parquet flooring, inset spotlights. Doors to: Kitchen/Diner, Living Room, WC.

WC

Frosted double glazed UPVC window to front aspect, low level WC, vanity wash hand basin with mixer tap and low level storage, wall mounted heated towel rail, electric mirror, access to fuse box, tiled walls, oak flooring,

Kitchen/Diner

13'9" x 9'2" (4.2m x 2.8m)
Double glazed bay UPVC window to front aspect, various base and eye level units with granite effect worksurfaces over, one and a half unit stainless steel sink with mixer tap and drainer unit, four ring gas hob with hot point and extractor fan overhead, low level fan AEG oven, space for low level fridge freezer, space for fridge freezer, space for washing machine, tiled flooring, wall mounted radiator, partially tiled walls, inset spotlights, various power points, tv point.

Living Room

15'5" x 11'5" (4.7m x 3.5m)
Double glazed UPVC window to rear aspect, UPVC French doors to rear aspect, media wall with storage and inset TV space, wall mounted radiators, oak parquet flooring, ceiling mounted light fixtures, various power points, tv point.

First Floor Landing

12'1" x 6'2" (3.7m x 1.9m)
Carpeted stairway with painted wooden bannister & balustrade, stairs to second floor landing, access to storage cupboard & airing cupboard, inset spotlights, Doors to: Family bathroom, Bedroom Two, Bedroom Three & Bedroom Four/Study.

Bedroom Two
11'1" x 9'6" (3.4m x 2.9m)
Double glazed UPVC window to rear aspect, inbuilt wardrobes with sliding mirrored doors, wall mounted radiator, carpeted flooring ,ceiling mounted light fixture, various power points, TV point.

Bedroom Three
10'5" x 9'6" (3.2m x 2.9m)
Double glazed UPVC window to front aspect, inbuilt wardrobes with sliding mirrored doors, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Bedroom Four/Study
7'10" x 6'6" (2.4m x 2.0m)
Double glazed UPVC window to rear aspect, wall mounted radiator, hard laminate flooring, ceiling mounted light fixture, various power points.

Family Bathroom
Double glazed frosted UPVC window to front aspect, three-piece suite, low level WC, vanity wash hand basin bowl with low level storage and mixer tap, panel enclosed bath with rainfall shower attachment and glass door, wall mounted heated towel rail, vinyl flooring, tiled walls, ceiling mounted light fixture, shaver port, extractor fan

Second Floor Landing
Carpeted stairway with painted wooden bannister & balustrade, wall mounted radiator, ceiling mounted light fixture, various power points, access to principal bedroom

Principal Bedroom
20'8" x 10'5" (6.3m x 3.2m)
Double glazed timber Velux window to rear, double glazed UPVC dormer window to front aspect, access to wardrobes, access to loft, wall mounted radiators, carpeted flooring, inset spotlights, various power points.
Access to: En-Suite

En-Suite
Double glazed UPVC frosted dormer window to rear aspect, three-piece suite, low level WC. vanity wash hand basin with low level storage & mixer tap, corner tile enclosed shower with rainfall head and sliding glass door, wall mounted heated towel rail, splashback tiling, partially tiled walls, screed floor, ceiling mounted light fixture, extractor fan.