



2 SPIRE VIEW, BARDFIELD ROAD

Thaxted, Dunmow, CM6 2LR

£524,995

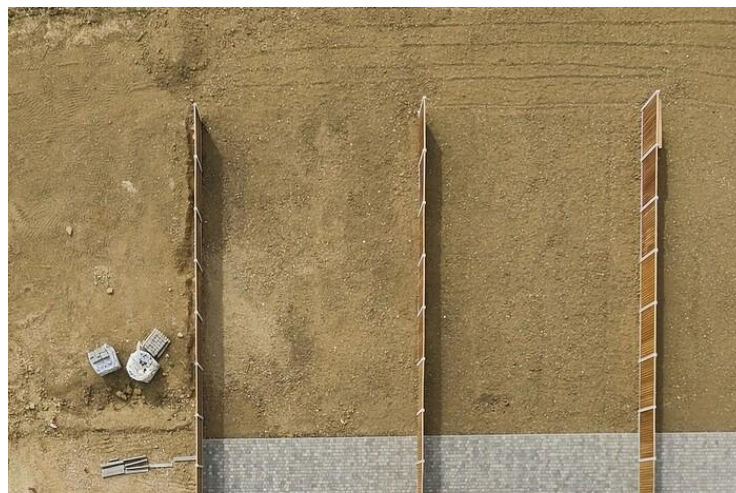


COMMERCIAL | RESIDENTIAL | LETTINGS

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- Stunning Collection of New Builds
- Air Source Heat Pump
- Underfloor Heating to the Ground Floor
- First Floor Carpeted with 'Karndean or Amtico' to the ground floor and Bathrooms
- EV Car Charging Point
- Bike Store / Shed
- Driveway Parking and Carport
- Four Bedrooms plus En Suite





Property Description

THE PROPERTIES

Spire View is a wonderful collection of only nine new build properties nearing completion within a superb location all backing onto arable farmland. All of the plots benefit from gardens around twenty meters long facing in a southerly direction.

These wonderful homes benefit from flooring throughout with 'Amtico or Karndean' to the ground floor and bathrooms, with the remainder including the bedrooms carpeted.

Energy efficiency is provided via an air source heat pump with underfloor heating to the ground floor and radiators to the first floor. An electric car charging point. The rear

gardens have been seeded with three meter patio areas and a timber shed providing useful bike storage.

Shown here is 'Plot 2' which is a superb three bedroom home with en suite to master, driveway parking and a lovely rear garden which enjoys views out over arable farmland.

A small service charge will be applicable for the communal areas. Charge will be confirmed but will be around £420 p.a.

Freehold

Air Source Heat Pump

EPC - Predicted B

Council Tax band - to be confirmed via Uttlesford when rated.

EV Charging point

THE LOCATION

Thaxted – For over 1000 years people have lived in and visited one of this country's finest towns. With its famous Guildhall, magnificent Church and restored Windmill set against a backdrop of Medieval houses it is considered the jewel in the crown of Essex.

Thaxted is a small county town with a recorded history which dates back to before the Domesday Book. Yet although the town is full of considerable architectural interest, its attraction as a place to visit arises just as much from the special character of the town as a community.

Thaxted has no artificial tourist attractions; it remains today what it has been for the last ten centuries – a thriving town

which moves with the times, but also treats its past heritage with great respect.

The past and the present come together in Thaxted as part of the daily life of everyone in the town.

Thaxted today has a variety of shops, restaurants, pubs and other businesses which serve the needs of residents and visitors alike, making the town a centre for trade and commerce today, as it has been for a 1000 years.

The primary school rated 'good' on ofsted is within easy walking distance situated on the corner of Bardfield Road.

GROUND FLOOR

ENTRANCE HALL

CLOAKROOM

KITCHEN

13' 9" x 8' 4" (4.21m x 2.56m)

LOUNGE/DINING ROOM

18' 10" x 16' 4" (5.75m x 5.00m)

FIRST FLOOR

LANDING

BEDROOM 1

16' 4" x 11' 3" (5m x 3.45m)

ENSUITE

BEDROOM 2

12' 5" x 8' 4" (3.81m x 2.56m)

BEDROOM 3

9' 11" x 9' 10" (3.03m x 3.01m)

BEDROOM 4

9' 11" x 9' 10" (3.03m x 3.01m)

BATHROOM

OUTSIDE

Large South facing garden with driveway parking.

Garden tap and External power socket.

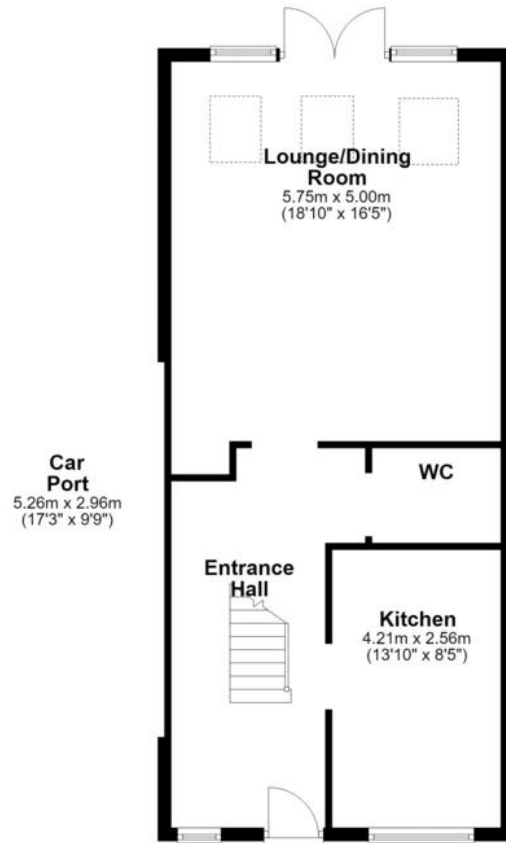
Shed/bike storage.

EV charging point.



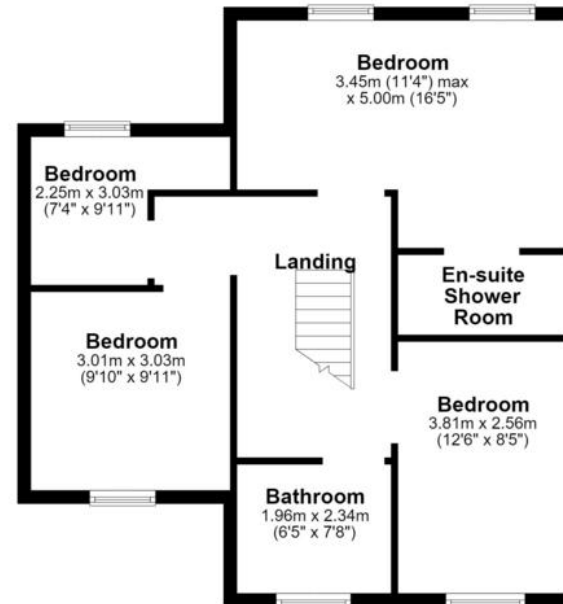
Ground Floor

Approx. 74.1 sq. metres (797.8 sq. feet)



First Floor

Approx. 60.1 sq. metres (647.2 sq. feet)



Total area: approx. 134.2 sq. metres (1444.9 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.
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Plot 2, Spire View, Thaxted

COUNCIL TAX BAND

Tax band TBC

TENURE

Freehold

LOCAL AUTHORITY

Uttlesford District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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