

34 Foxley Drive
Bishop's Stortford
Herts
CM23 2EB

Herts & Essex
Country Homes

ESTATE AGENTS • VALUERS • LAND ADVISORS



- 4/5 Bedroom Home
- Walk-In Wet Room
- Double Garage
- Short Walk to Station
- Stunning Kitchen/Family Room
- 10 Year Guarantee

Price: £775,000

Folio: 12325 A brand new 4/5 bedroom detached family home with a contemporary design, situated in one of Bishop's Stortford's most sought after roads. Just an approximate 8 minute walk to the station which serves London Liverpool Street and Cambridge and also within walking distance of local JMI and senior schools. The bustling market town of Bishop's Stortford is ever popular with shops, schools, restaurants and public houses plus the M11 leading to M25 access points, which is only approximately 5 minutes by car.

Wright
& Co
Established 1981

34 Foxley Drive Bishop's Stortford

The property is designed for modern living with a contemporary high gloss kitchen/family room, space for living/dining, separate living room, bi-folding rear doors to rear garden, study/playroom with en-suite wet room (could ideally be used for a relative etc), underfloor heating throughout and the property is media ready. There is a good sized garden with an Indian sandstone patio, double garage, parking, landscaped gardens and a 10 year NHBC guarantee. Internal viewing is recommended and in brief the accommodation comprises:

Covered entrance with outside recessed low voltage lighting, outside power point, Indian sandstone threshold leading to a contemporary modern front door with light panel to side, leading to:

Spacious Entrance Hall

With oak effect flooring, carpeted oak and glass staircase to first floor, low voltage lighting, understairs storage cupboard.

Downstairs Cloakroom

Comprising an enclosed flush w.c., granite work surface, built-in cabinetry, wash hand basin with monobloc mixer tap, tiled surrounds and shelving, mirror, heated towel rail, opaque double glazed window to side, ceramic flooring with underfloor heating.

Cloaks Storage Cupboard

Housing plumbing for washer/dryer, double opening oak doors.

Study/Playroom

12'6 x 10' with a double glazed window to side, fitted carpet, door giving access to walk-in wet room.

Agents Note:

Could be used as bedroom 5 for a dependent relative/teenage child, if required.

Walk-in Wet Room

A shower area with part glazed sides, wall mounted designer shower with detachable hand held shower, flush w.c., vanity wash hand basin with a drawer and monobloc tap, contemporary tiling, double glazed window to side, electric shaver socket, heated towel rail, ceramic tiled flooring with underfloor heating.



Living Room

17'6 x 14'10 with bi-folding doors to rear Indian sandstone patio, low voltage lighting, media ready with a Samsung 50" Smart t.v., skirting, fitted carpet.

Enormous Kitchen/Family Room

31'4 x 17'8 the kitchen area comprises a contemporary high gloss kitchen with base and eye level units, inset china bowl sink with monobloc mixer tap and granite work surfaces, integrated dishwasher, integrated recycling bins, five-ring Neff hob with designer stainless steel and glass extractor over, wine chiller, built-in Neff double oven, coffee machine and microwave, large integrated fridge and separate freezer, low voltage lighting, under cabinet lighting, ceramic tiled flooring, granite topped breakfast bar area, media ready. The family area has space for a large dining table and chairs and a sofa. With bi-folding doors leading to the rear patio, wall mounted media point, low voltage lighting, high gloss ceramic tiled flooring with under floor heating.

First Floor Part Galleried Landing

With oak and glass staircase, full height window to front, access to loft space, fitted carpet, large walk-in airing cupboard with bespoke shelving and pressurised hot water cylinder.

Bedroom 1

16'8 x 14'10 with a double glazed bay window to front, further ¾ height window to front, wall mounted media point, fitted carpet, underfloor heating.

Luxury En-Suite Bath/Shower Room

With a Villeroy & Boch toilet with surface mounted flush, vanity Villeroy & Boch wash hand basin with cabinet beneath and monobloc mixer tap, panel enclosed bath with mixer tap, large walk-in shower cubicle with ceiling mounted shower head, low voltage lighting, heated towel



rail, fitted mirror, fully tiled walls and flooring, 2 light tubes, low voltage lighting.

Bedroom 2

13'6 x 11'6 with a double glazed window to rear, media point, fitted carpet.

Luxury En-Suite Shower Room

A modern suite with a flush w.c, pedestal wash hand basin with monobloc tap, corner shower cubicle with a wall mounted shower, fitted mirror, heated towel rail, opaque double glazed window to rear, low voltage lighting, ceramic tiled flooring.

Bedroom 3

14'10 x 11'6 with a double glazed window to rear overlooking the garden, wall mounted media point, fitted carpet, door giving access to Jack and Jill shower room with bedroom 4.

Jack and Jill Shower Room

A fine suite with a double sized shower cubicle with wall mounted shower and hand held shower, flush w.c. with surface mounted flush, sink unit with drawers and monobloc mixer tap, heated towel rail, fitted mirror, low voltage lighting, light tube, fully tiled ceramic walls and flooring.

Bedroom 4

10'8 x 10' with a double glazed window to front, wall mounted media point, fitted carpet.

Outside

The Rear

The property enjoys a lawned rear garden with outside designer lighting and is fully enclosed by fencing with an enormous, full width Indian sandstone patio area which leads to the front.

The Front

To the front of the property is a tarmac driveway with granite set edges and parking for 4 cars. There are landscaped areas and lead to:

Double Garage

16'10 x 16'6 with an electronic roller shutter door, rafter space, power and light and a cold water tap. The garage

houses the boiler and a water softener.

Local Authority:

To be confirmed.

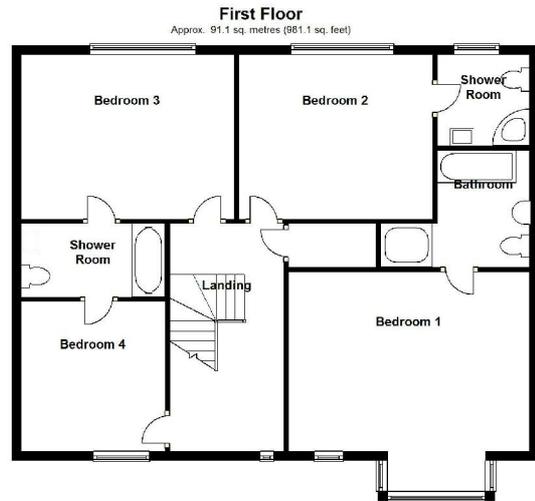
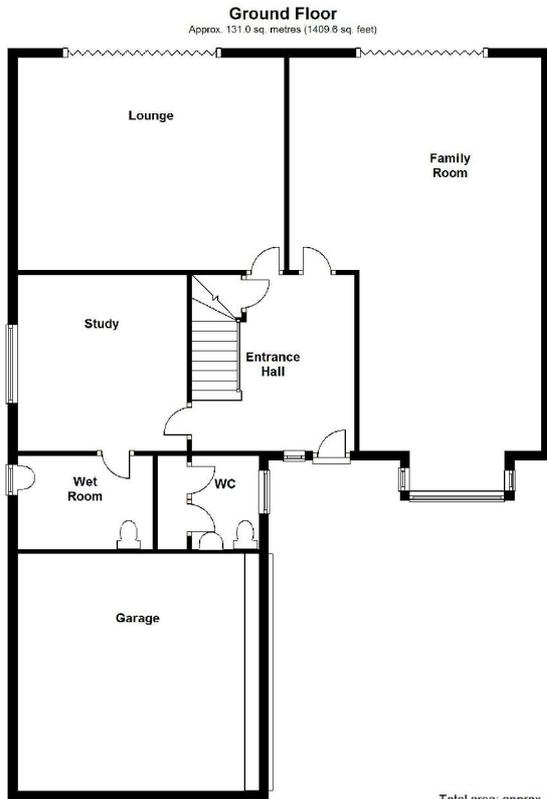
Viewing:

Strictly by appointment with WRIGHT & CO

Agent:

Open 7 days.





Total area: approx. 222.1 sq. metres (2390.7 sq. feet)



NOTE: THESE DETAILS DO NOT FORM THE BASIS OF A CONTRACT OF SALE.

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