



Plot 2 Follyfield Gardens Warehouse Road, Dunmow, CM6 3SX
Guide price £625,000



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Walking into these welcoming family homes, you'll be immediately greeted by the well-proportioned sitting room – before being struck by the spacious open-plan kitchen/dining/family area with a feature breakfast island and plenty of natural light from the large roof lantern and glazed doors that lead onto the rear patio and garden. There is also a convenient downstairs cloakroom.

Upstairs, you'll find a principal bedroom that is complemented with an en-suite shower room, alongside two other double bedrooms and a family bathroom. The Deacon (Plot 2) has an additional fourth bedroom.

Location

The picturesque village of Stebbing lies in the heart of the charming Essex countryside, bordered by open-fields, unspoiled woodlands and ancient streams.

The village has much to offer, with the local convenience store meeting day-to-day grocery needs, and leisure opportunities which include Stebbing Bowling Club's pristine green, the Cricket Club's traditional pavilion and regular activities at the stunning 14th century St. Mary's Church.

For relaxing walks any time of year, residents can enjoy the pretty footpaths and bridleways around Stebbing Brook or stroll the grounds of Stebbing Park.

Your Home... Your Choice!

Granville Developments offer their purchasers the opportunity to personalise their new home including a choice of kitchen units from their standard range, tiling to the first floor bathroom and en-suite, all subject to build stage. Granville Developments offer this to all 'from plan' purchasers giving you the opportunity to create the perfect family home, finished to be as unique as you are. (All personal choices are subject to build stage and are subject to change). Please check with Baker Estates at the point of enquiry what choices are available.

Kitchen/Dining Area

21'1" x 19'2" (6.43 x 5.86)

Utility Room

6'4" x 6'0" (1.95 x 1.85)

Sitting Room

11'7" x 13'1" (3.55 x 4.01)

Cloakroom

6'0" x 4'11" (1.85 x 1.50)

Principal Bedroom

15'5" x 11'10" (4.70 x 3.61)

En-suite

8'0" x 5'0" (2.44 x 1.54)

Bedroom Two

11'1" x 11'0" (3.40 x 3.37)

Bedroom Three

11'1" x 7'10" (3.40 x 2.39)

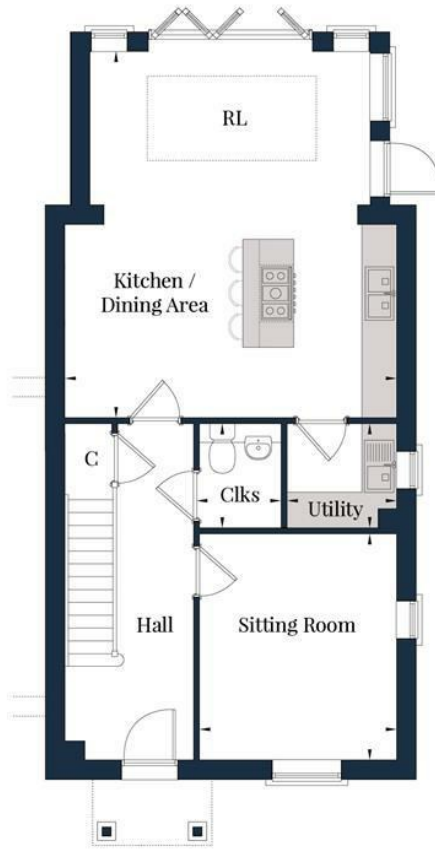
Bedroom Four

17'4" x 11'1" (5.30 x 3.40)

Bathroom

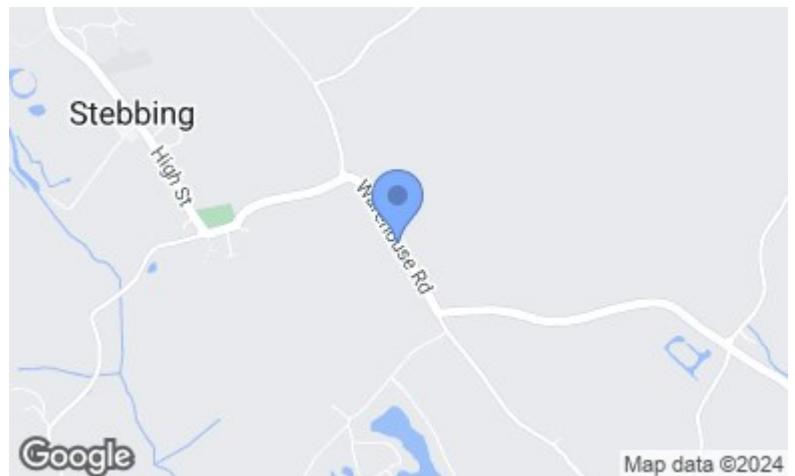
6'8" x 7'4" (2.04 x 2.24)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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