



GODFREY WAY, GREAT DUNMOW

OFFERS IN EXCESS OF – £550,000

- NO ONWARD CHAIN
- 5 BEDROOM DETACHED HOUSE
- LARGE LIVING ROOM WITH FEATURE FIREPLACE
- KITCHEN DINER WITH INTEGRATED APPLIANCES
- STUNNING GARDEN ROOM
- UTILITY ROOM
- FAMILY BATHROOM & 2 WC'S TO FIRST AND SECOND FLOOR
- OFF-STREET PARKING FOR AT LEAST 3 VEHICLES
- ACCESS TO STORAGE GARAGE
- GARDEN LAID TO PATIO AND LAWN

We are delighted to offer the chance to purchase this 5 bedroom detached property in the desirable location of Godfrey Way, within short walking distance of Great Dunmow's town centre. The ground floor comprises a living room with feature fireplace, kitchen diner with integrated appliances, stunning garden room, utility room and downstairs cloakroom. There are 5 bedrooms, with one family bathroom and 2 WC's to the first and second floor. Externally, the property is approached via a block-paved driveway, supplying off-street parking for at least 3 vehicles, with access to storage garage and personnel side gate to the rear garden, which is split into entertaining patio and lawn.





With panel and obscure glazed composite front door opening into:

Porch

With obscure windows to both side aspects, inset ceiling downlighting, tiled flooring, door to:

Entrance Hall

With stairs rising to first floor landing with understairs storage cupboard, window to side, wall mounted radiator, power point, wood effect laminate flooring, ceiling lighting, doors to rooms.

Living Room 17'11" x 13'0"

With windows to both front and side aspects, ceiling and wall mounted lighting, wall mounted radiator, TV, telephone and power points, feature stone surround fireplace with multi-fuel log burner within, door through to:

Kitchen Diner 24'5" x 9'5"

kitchen comprising an array of eye and base level cupboards and drawers with complimentary walnut block effect rolled worksurface and splashback, 5-ring stainless steel Smeg gas hob with tiled splashback and extractor fan above, integrated oven beneath, single bowl single drainer stainless steel sink unit with mixer tap, integrated dishwasher, integrated fridge, integrated freezer, ceiling lighting, wood effect laminate flooring, wall mounted radiator, window to side, French doors, windows and further glazed door out to conservatory.

Conservatory 23'10" x 11'5" max

Glazed completely to the rear garden with solid insulated roof, two feature lightwells, wall mounted lighting, TV and power points, wood effect laminate flooring, door through to:

Utility Room

With eye and base level units with stone effect rolled worksurface and splashback, recess power and plumbing for washing machine and tumble dryer, ceiling lighting, tile effect laminate flooring, further panel and glazed door to rear garden, further door to garage storage and:

Cloakroom

Comprising a close coupled WC, wall mounted wash hand basin with twin tap, ceiling lighting, extractor fan, wall mounted Baxi boiler, tile effect laminate flooring.

Garage Storage

With up-and-over door, power and lighting, eaves storage.

First Floor Landing

With window to side, ceiling lighting, power point, airing cupboard housing hot water cylinder and slatted shelves, stairs rising to second floor landing, doors to rooms.

Bedroom 1 - 14'5" x 13'1"

With window to two aspects, ample built-in storage with dressing table and drawers, ceiling lighting, wall mounted radiator, power points, fitted carpet.

Bedroom 2 – 10'6" x 9'6"

With windows on both side and rear aspects, ceiling lighting, wall mounted radiator, power points, fitted carpet.

Bedroom 3 – 9'9" max x 9'6" max

Orientated in an L-shaped formation with window to front, ceiling lighting, wall mounted radiator, power point, telephone point, fitted carpet.

Bathroom

Comprising a panel enclosed bath with twin taps, tile surround with glazed screen and wall mounted shower, vanity mounted wash hand basin with mixer tap, tiled splashback above and storage beneath, wall mounted chromium heated towel rail, ceiling lighting, obscure window to rear, bamboo flooring.

WC

Comprising a close coupled WC, pedestal wash hand basin with twin taps, half-tiled surround with tiled flooring, ceiling lighting, obscure window to rear, wall mounted radiator.

Second Floor Landing

With obscure window to rear, ceiling lighting, smoke alarm, power points, fitted carpet, doors to rooms.

Bedroom 4 – 11'0" x 10'7"

With Velux windows to both front and rear aspects, alcove for hanging rails and storage, further eaves storage, ceiling lighting, power points, fitted carpet.

Bedroom 5/Study – 13'11" max x 7'0" max

With two Velux windows to front with far-reaching views, eaves storage, wall mounted electric radiator, ceiling lighting, power points, fitted carpet.

WC

Close coupled WC, corner wall mounted hand basin with mixer tap, tiled flooring, ceiling lighting, extractor fan, eaves storage cupboard.

OUTSIDE

The Front

The front of the property is approached via a block-paved driveway, supplying off-street parking for at least 3 vehicles, with access to storage garage and front door. There is a personnel gate to side leading through to:

Rear Garden

Split into two sections of entertaining patio with steps leading up to lawn, all retained by close boarded fencing, with raised flower beds enjoying mature shrub and herbaceous borders, outside water point can also be found.



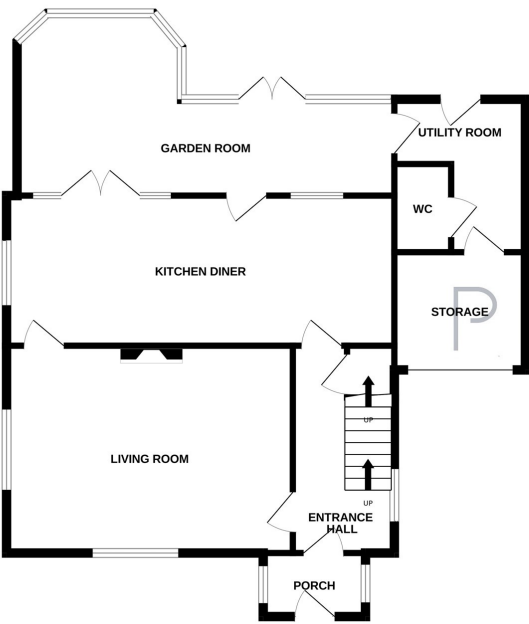
DETAILS

EPC

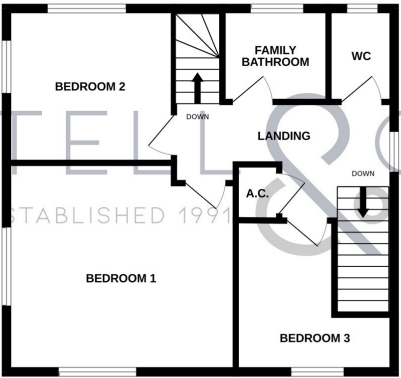
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

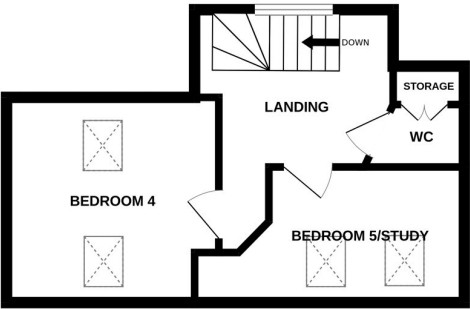
GROUND FLOOR
902 sq.ft. (83.8 sq.m.) approx.



1ST FLOOR
554 sq.ft. (51.4 sq.m.) approx.



2ND FLOOR
303 sq.ft. (28.2 sq.m.) approx.



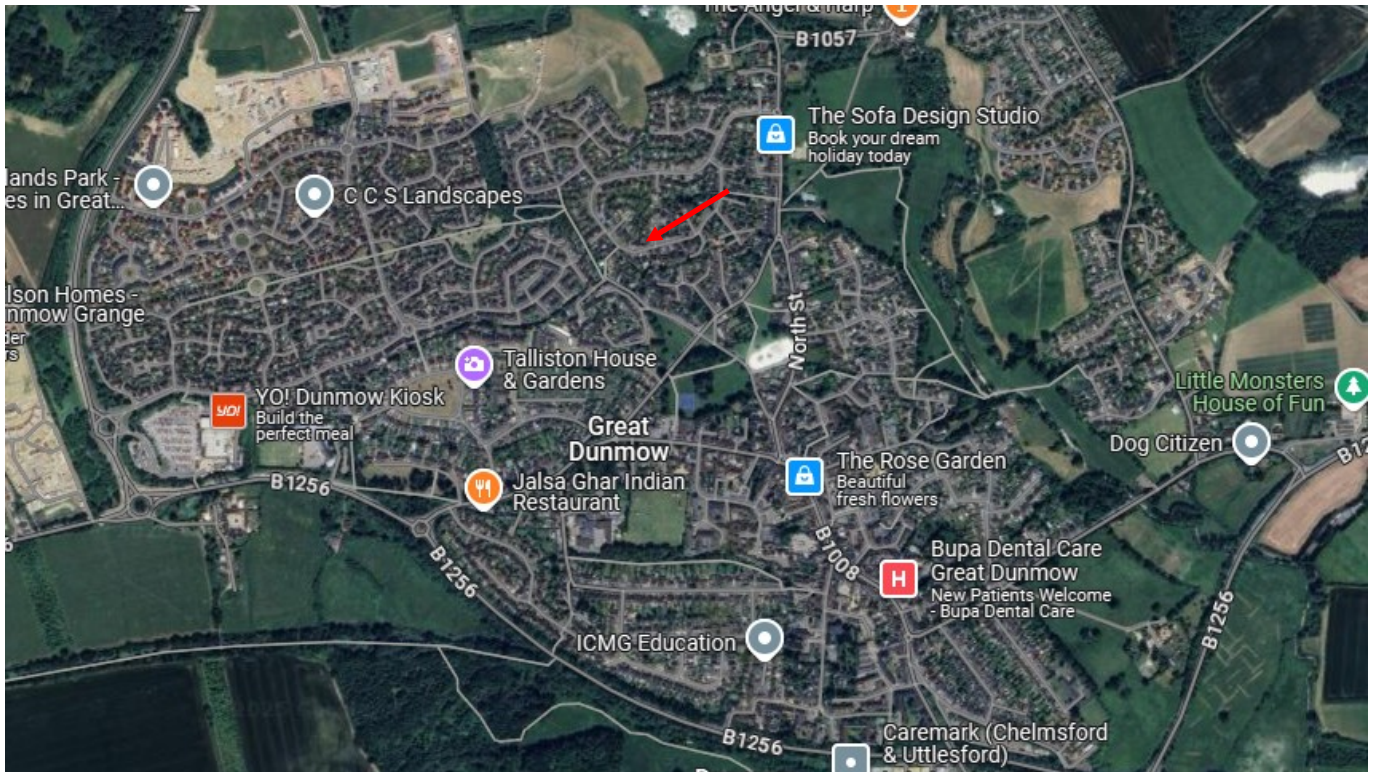
TOTAL FLOOR AREA : 1759 sq.ft. (163.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GENERAL REMARKS & STIPULATIONS

Godfrey Way is perfectly located within close proximity to the local Great Dunmow secondary school, the local primary school, the Great Dunmow Recreational Ground and shopping facilities. Great Dunmow offers access to A120 giving further access to M11/M25 and of course London Stansted International Airport with direct mainline railway link to London Liverpool Street.

DIRECTIONS



FULL PROPERTY ADDRESS

83 Godfrey Way, Great Dunmow, Essex, CM6 2SE

COUNCIL TAX BAND

Band E

SERVICES

Gas fired central heating, mains drainage and water, Broadband is Gigaclear with speeds up to 900 mbps

LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron Walden, CB11 4ER

AGENTS NOTE: We believe the information supplied in this brochure is accurate as of the date 12/07/2025. The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

PESTELL & Co

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Do you have a commercial property to sell or let?

Are you a developer looking for an agent to market or value your site?