



PRESTIGE HOMES

BY HAMILTON PIERS



Old Tiles Glebe Lane, Little Easton, Dunmow, CM6 2JP

Prestige Homes by Hamilton Piers are pleased to bring to market this SUBSTANTIAL detached family home that boasts in excess of 2,700sq ft of accommodation, set in a BEAUTIFUL COUNTRYSIDE LOCATION to the edge of Little Easton village. Offering an IMPRESSIVE 23' RECEPTION HALL & 21' LOUNGE with log burner and Amtico flooring, TV / PLAY ROOM, fitted kitchen and adjoining utility area, FAMILY ROOM / CONSERVATORY, 4/5 bedrooms with a SUBSTANTIAL MASTER SUITE with adjoining NURSERY / DRESSING ROOM, two en suites plus additional bathroom and wc's, DOUBLE GARAGE, large shingle driveway and an UNOVERLOOKED 70' WIDE GARDEN.





## GROUND FLOOR ACCOMMODATION:-

### RECEPTION HALL:

23'4" x 10'9" (7.11m x 3.28m)

A substantial reception hall with entrance door to front, stairs to first floor, double glazed window to front with fitted shutters, radiator, Hive heating control to wall, two storage cupboards

### LOUNGE:

21'8" x 13'9" (6.60m x 4.19m)

An impressive sized room with french doors to rear overlooking the garden, double glazed window to front with fitted shutters, fireplace with multi fuel burner inset, Amtico flooring, two vertical radiators.

### PLAY ROOM / OFFICE / TV ROOM:

13'9" x 12'7" (4.19m x 3.84m)

Double glazed window to rear, feature stained glass window to side, radiator, verstaile use - \*could be used as ground floor bedroom with adjoining wc and bathroom.

### KITCHEN:

13'3" x 10'6" (excluding utility area) (4.04m x 3.20m (excluding utility area))

Double glazed window to rear and additional window into conservatory, range of wall and base units, tiled worktops with sink unit inset, space for dishwasher, built in oven and hob, opens to:

### UTILITY ROOM:

10'6" x 5'5" (3.20m x 1.65m)

Door to rear into conservatory, worktop with hand basin inset, some wall/base units, space for fridge freezer.

### CONSERVATORY / FAMILY ROOM:

13'2" x 11'5" (4.01m x 3.48m)

French doors to rear, windows to side/rear aspects, pitched ceiling with fan, wall heater.

### INNER HALL / LAUNDRY ROOM:

13'1" x 4'5" (3.99m x 1.35m)

Space for washing machine and tumble dryer, Worcester gas central heating boiler to wall, door to double garage.

### CLOAKROOM:

Obscure double glazed window to rear, low level wc, radiator.

### BATH & SHOWER ROOM:

Obscure double glazed window to side, panelled bath, shower cubicle, vanity hand basin, tiled walls and floor, towel radiator.

### FIRST FLOOR:-

### LANDING:

Double glazed window to front, radiator, two storage cupboards.

### MASTER BEDROOM:

15'1" x 13'8" excluding adjoining room (4.60m x 4.17m excluding adjoining room)

Double glazed window to front, two build in wardrobes/cupboards and additional double wardrobe, two radiators, opens to:

### NURSERY / DRESSING ROOM / BEDROOM FIVE:

16'8" x 11'3" plus 9'7" x 7'3" recess (5.08m x 3.43m plus 2.92m x 2.21m recess)

Verstaile room with multiple use - could just be used to create a very substantial master suite/bedroom with the option for sleeping quarters at either end of the room. With double glazed window to front and two to side, air con to wall, door to:

### EN SUITE BATH & SHOWER ROOM:

Obscure double glazed window to front, panelled bath, walk-in shower, pedestal hand basin, bidet, tiled floor.

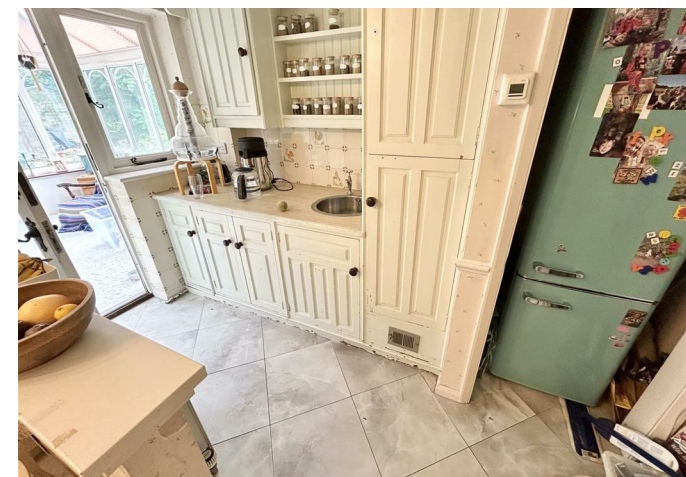
### BEDROOM TWO:

11'7" x 8'9" plus door recess (3.53m x 2.67m plus door recess)

Double glazed window to front, built in wardrobe, radiator, vanity hand basin, door to:

### EN SUITE (2)

Tiled shower cubicle, low level wc, radiator.



**BEDROOM THREE:**

14'9" max x 6'1" plus door and window recess (4.50m max x 1.85m plus door and window recess)

Double glazed window to front, two built in wardrobes/cupboards.

**BEDROOM FOUR:**

9'3" x 8'3" (2.82m x 2.51m)

Double glazed window to rear, built in wardrobe/cupboard, radiator.

**SEPARATE WC:**

Wall mounted hand basin and low level wc.

**EXTERIOR:-****FRONTAGE:**

Mature shrub/plant borders and a large shingle driveway providing off road parking for multiple vehicles, with secure gated access either side accessing the garden.

**DOUBLE GARAGE:**

18'1" x 14'1" (5.51m x 4.29m)

Electric up and over door to front, power and lighting connected, unvented hot water cylinder, \*\*excellent potential to convert into additional accommodation if required.

**REAR GARDEN:**

A mature and very private rear garden, unoverlooked and offering a brick paved patio area, mainly laid to lawn, mature shrub/hedge/plant borders, shingle area to rear with timber shed, gated access to front x2, measuring 70' wide.

**AGENTS NOTES:**

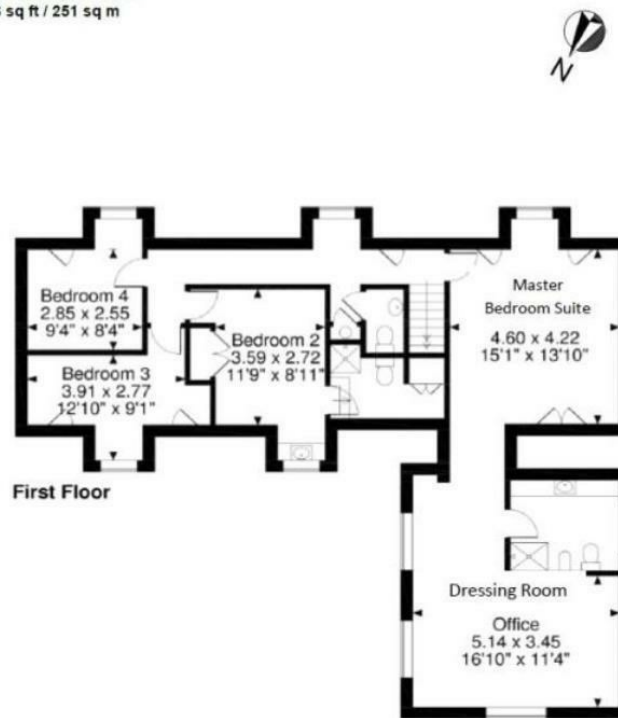
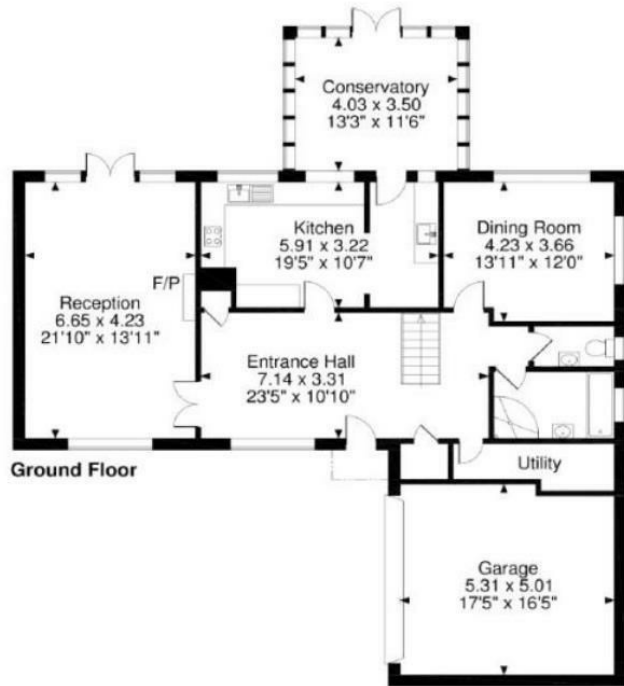
Contact Prestige Homes by Hamilton Piers for further information or to book your viewing appointment.







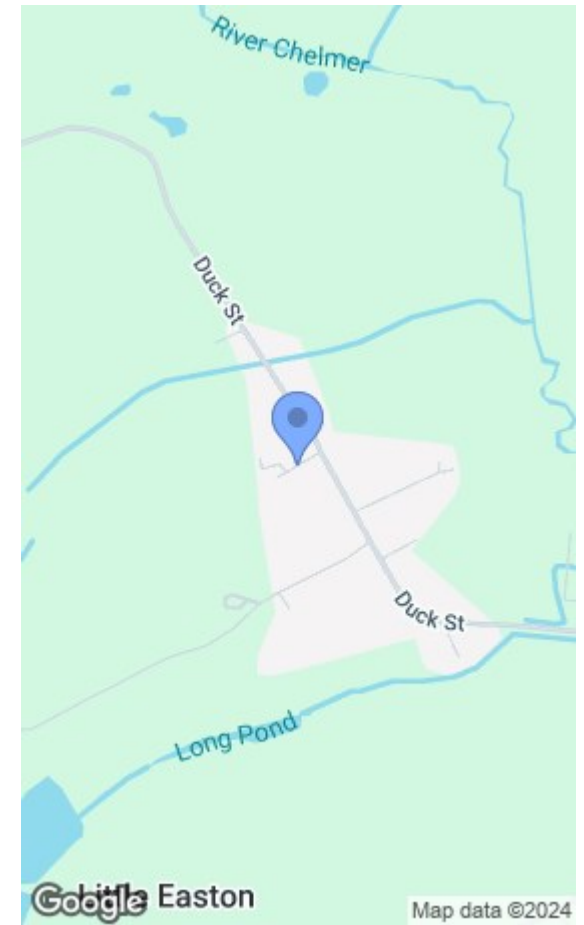
Old Tiles, Little Easton  
 Main House gross internal area = 2,426 sq ft / 225 sq m  
 Garage gross internal area = 280 sq ft / 26 sq m  
 Total gross internal area = 2,706 sq ft / 251 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8284527/RIB



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	76	79

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(02 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

This prestige home is Freehold.

01245 956622 | [prestigehomes@hamiltonpiers.co.uk](mailto:prestigehomes@hamiltonpiers.co.uk) | [www.prestigehomesinessex.co.uk](http://www.prestigehomesinessex.co.uk)

