



## 44 NEWTON GREEN

Dunmow, CM6 1DU

£335,000



COMMERCIAL | RESIDENTIAL | LETTINGS

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- 3 Bedrooms
- Semi - Detached
- Bathroom and First Floor WC
- Parking For upto 7 Cars
- Garage and Shed with power and light
- Lounge with open fireplace
- Double Glazed and Gas Heating
- Popular Residential Area







## Property Description

### Ground Floor

#### ENTRANCE PORCH

UPVC double glazed entrance door, door to:

#### LOUNGE/DINER

**5.19m (17') x 4.62m (15'2") max**

Replacement uPVC double glazed window to front, open fireplace with brick built surround (swept and tested annually), two radiators, telephone point, TV point, exposed beams, door to:

#### INNER LOBBY

Ceramic tiled flooring, coving to ceiling with access to loft space, wall mounted gas radiator heating boiler serving

heating system and domestic hot water, understairs storage cupboard, stairs to the first floor, UPVC door to the garden.

#### Kitchen 2.93m (9'7") x 2.41m (7'11")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink unit with mixer tap, plumbing for washing machine, space for fridge, freezer and cooker, replacement uPVC double glazed window to rear, radiator, coving to textured ceiling.

#### BATHROOM

Fitted with three piece suite comprising panelled bath with hand shower attachment over, pedestal wash hand basin and close coupled WC, tiled splashbacks, extractor fan, shaver point, replacement uPVC double glazed window to rear, radiator, ceramic tiled flooring.

### First Floor

#### LANDING

Access to partially boarded loft with ladder and light, doors to

#### Bedroom 1 3.67m (12'1") x 2.90m (9'6")

Replacement uPVC double glazed window to front, fitted wardrobe, radiator.

#### Bedroom 2 3.19m (10'6") x 2.48m (8'2")

Replacement uPVC double glazed window to rear, radiator.

#### Bedroom 3 2.75m (9') x 2.19m (7'2")

Replacement uPVC double glazed window to front, radiator,

## WC

Wash hand basin, close coupled WC and extractor fan, tiled splashbacks, overstairs storage cupboard.

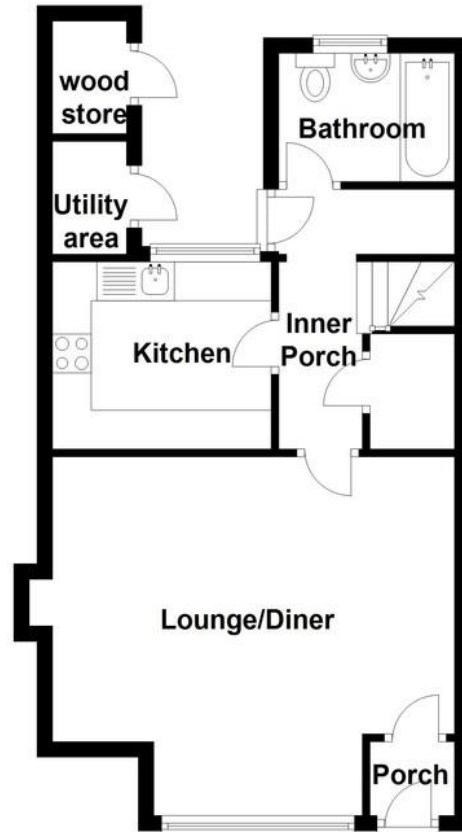
## OUTSIDE

The property has a low maintenance front garden with a driveway providing off street parking for upto 7 cars and leads to the GARAGE. Access to the rear garden which has a 2.4m x 3m shed with power and light connected. Further timber shed and two further brick outbuildings currently used as a UTILITY ROOM and store. The remainder of the rear is laid mainly to lawn with a patio.



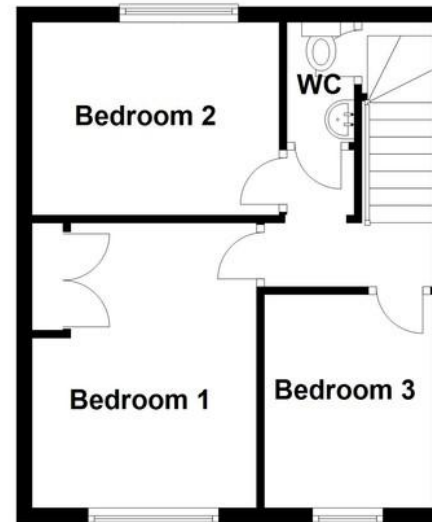
## Ground Floor

Approx. 45.8 sq. metres (493.1 sq. feet)



## First Floor

Approx. 32.4 sq. metres (349.1 sq. feet)



Total area: approx. 78.2 sq. metres (842.2 sq. feet)

The sizes and floor plan shown is intended only as a guide, all sizes are approximate and cannot be relied upon as fact.

Plan produced using PlanUp.

## COUNCIL TAX BAND

Tax band

## 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 are 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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