

# DANIEL BREWER

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**DUTON HILL, DUNMOW**

**OFFERS OVER £500,000**



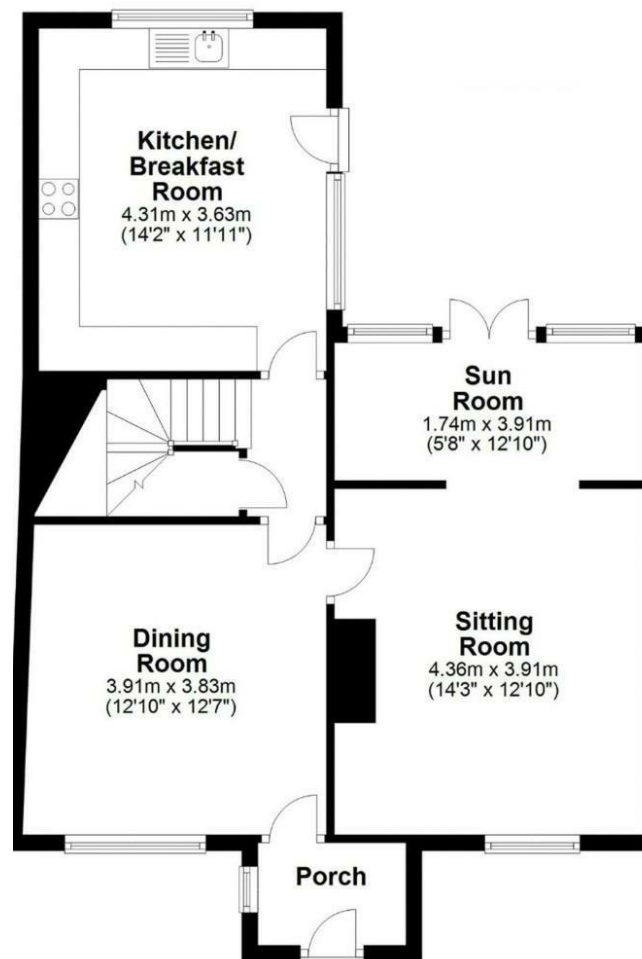


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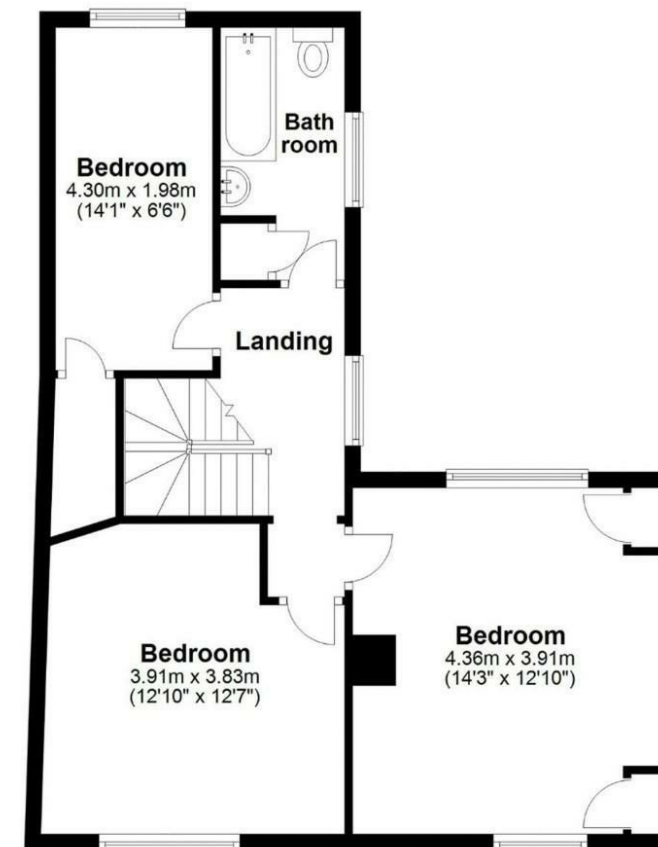
Located in the quiet village of Duton Hill is this beautiful three bedroom semi-detached cottage boasting gated driveway parking and established gardens. The ground floor accommodation comprises:- sitting room, dining room, sun room, kitchen/breakfast room and entrance porch. On the first floor are three bedrooms and a family bathroom.



**Ground Floor**



**First Floor**







To the front of the property is an enclosed garden which is mainly lawn with a flower bed border and mature trees. To the side of the property is an additional lawn area with various sheds/timber outbuildings and a green house. To the rear of the property is a patio area leading to the remainder lawn with a variety of mature shrubs and a Koi carp pond.

- Three Bedrooms
- Semi-Detached Cottage
- Gated Driveway Parking
- Front & Rear Gardens
- Two Receptions
- Sun Room
- Kitchen/Breakfast Room
- Family Bathroom
- Quiet Village Location
- Viewing Advised

### Entrance Porch

Solid wood flooring, door to.

### Dining Room

12'9" x 12'6" (3.91 x 3.83)

Window to front aspect, exposed timbers, radiator, power points, doors to.

### Sitting Room

14'3" x 12'9" (4.36 x 3.91)

Window to front aspect, feature brick fireplace, power points, T.V point, wall mounted air conditioning unit, opening to.

### Sun Room

12'9" x 5'8" (3.91 x 1.74)

Windows to multiple aspects, French doors leading to the rear garden, solid wood flooring.

### Kitchen/Breakfast Room

14'1" x 11'10" (4.31 x 3.63)

Window to multiple aspects, base and eye level units with complimentary working surfaces over, inset twin Butler sink, space for range cooker, inset washing machine, inset tumble dryer, integrated fridge/freezer, exposed timbers, radiator, power points, part tiled walls, tiled flooring, door leading to the rear garden.







### **First Floor Landing**

Window to side aspect, radiator, power points, loft access, doors to.

### **Bedroom One**

14'3" x 12'9" (4.36 x 3.91)

Windows to multiple aspects, a range of fitted wardrobes, radiator, power points.

### **Bedroom Two**

12'9" x 12'6" (3.91 x 3.83)

Window to front aspect, radiator, power points, exposed timbers.

### **Bedroom Three**

14'1" x 9'10" (4.3 x 3)

Window to rear aspect, radiator, power points., wall mounted air conditioning unit.

### **Family Bathroom**

Opaque window to side aspect, enclosed bath with mixer taps & shower attachment, wash hand basin with pedestal, W.C, exposed floorboards, radiator.

### **Gated Driveway Parking**

to the front of the property is a shingle driveway providing parking for two vehicles which is accessed via timber double gates.

### **Front & Rear Gardens**

