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GODFREY WAY, DUNMOW

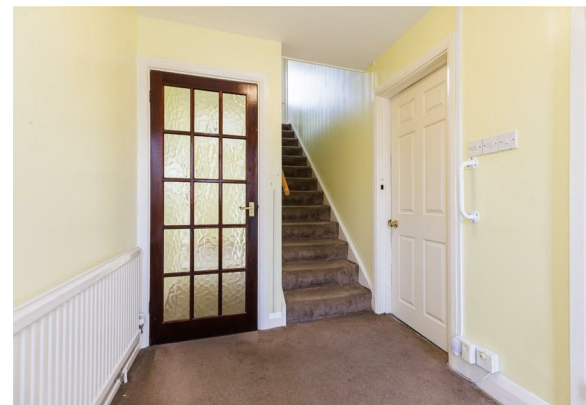
OFFERS OVER £425,000



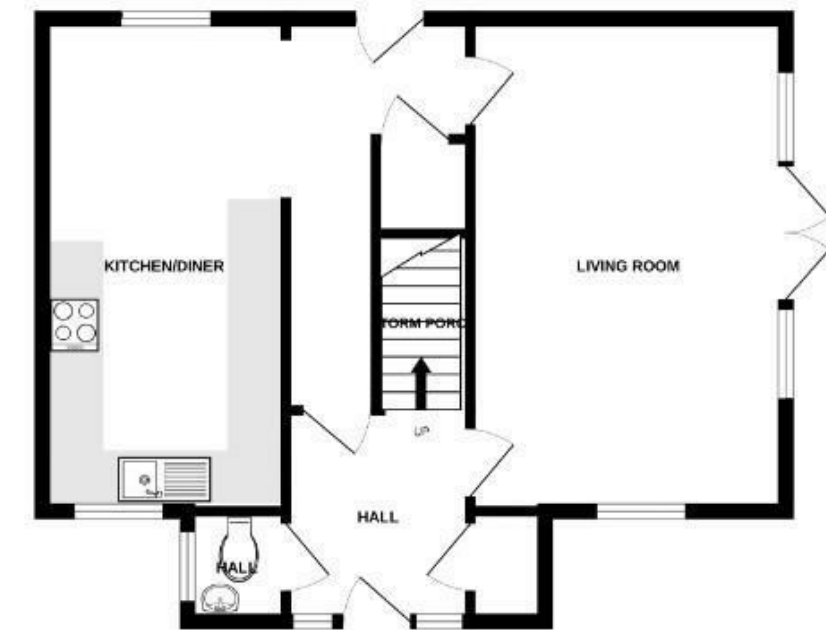
GODFREY WAY DUNMOW

Located on one of Dunmow's most desirable residential roads within walking distance to the town centre is this three bedroom detached family home. On entering the property the entrance hall has stairs rising to the first floor landing, doors to: boot/cloakroom, WC, and living room with the inner hallway providing access to the kitchen/diner. On the first floor there are three bedrooms, a family bathroom, and a separate shower room. Externally the property offers a large secluded rear garden, driveway parking for one vehicles and a single garage with side access.

The market town of Great Dunmow is a bustling town full of independent shops, restaurants and public houses/bars. The town centre is full of historic buildings with some stunning seating areas which include the renowned "Doctors Pond" at Talberds Ley. Some of Great Dunmow's facilities include:- leisure centre, various additional gyms, supermarkets, fantastic primary & secondary schools, parks . The town offers fantastic transport links to Stansted Airport, Chelmsford City and Bishop's Stortford.



GROUND FLOOR
560 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 1098 sq.ft. (102.0 sq.m.) approx.
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- **Detached Family Home**
- **Three Bedrooms**
- **Kitchen/Dining Room**
- **Living Room**
- **Family Bathroom & Shower Room**
- **Boot Room & WC**
- **Multi-level Rear Garden**
- **Driveway Parking For Two Vehicles**
- **Single Garage**
- **Walking Distance To Town Centre**

Entrance Hall

7'6" x 6'2" (2.3m x 1.9m)
UPVC door to front aspect, double glazed UPVC windows to front aspect, access to boot/cloakroom with double glazed window, stairs rising to first floor landing, wall mounted radiator, carpeted flooring, ceiling mounted light fixture. Doors to: WC, Living Room, and Inner Hall.

WC

Double glazed UPVC frosted window to side aspect, low level WC, corner wash hand basin with separate taps and splashback tiling, wall mounted radiator, ceiling mounted light fixture, extractor fan.

Living Room

18'0" x 11'5" (5.5m x 3.5m)
Double glazed UPVC window to front aspect, double glazed French doors and windows to side aspect, electric fireplace with timber mantle and brick & granite hearth, wall mounted radiators, carpeted flooring, ceiling mounted light fixtures, various power points, TV point.

Inner Hallway

14'5" x 6'2" (4.4m x 1.9m)
Double glazed UPVC frosted door to rear aspect, access to under stairs storage with fuse box, carpeted flooring, ceiling mounted light fixture. Door to Living Room, Opening to Kitchen. Door to:

Kitchen/Diner

18'0" x 8'10" (5.5m x 2.7m)
Double glazed UPVC windows to front, side and rear aspects, access to gas boiler, various base and eye level units with quartz effect worksurfaces over, electric Hotpoint double oven with four ring hob and extractor fan over head, single unit stainless steel sink with: mixer tap, drainer unit and handheld spray head, space for washing machine, space for dining table, splashback tiling, wall mounted radiator, ceiling mounted light fixture, vinyl flooring, various power points.

First Floor Landing

Double glazed UPVC window to rear aspect, carpeted stairs with post and rail timber balustrade, access to airing cupboard, access to loft, carpeted flooring, ceiling mounted light fixtures.

Principal Bedroom

11'9" x 10'9" (3.6m x 3.3m)
Double glazed UPVC window to front aspect, double glazed UPVC triangular window to side aspect, access to a range of wardrobes, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, ceiling mounted fan, various power points.

Bedroom Two

12'1" x 8'10" (3.7m x 2.7m)
Double glazed UPVC window to rear aspect, access to inbuilt





wardrobes, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Bedroom Three

11'9" x 6'10" (3.6m x 2.1m)

Double glazed UPVC window to rear aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Family Bathroom

8'10" x 5'10" (2.7m x 1.8m)

Double glazed UPVC frosted window to front aspect, three-piece suite comprising: low level WC, pedestal wash hand basin with separate taps and splashback tiling, panel enclosed bath with mixer tap and shower attachment, wall mounted storage cabinet, wall mounted radiator, partially tiled walls, ceiling mounted light fixture, wall mounted light fixture.

Shower Room

7'6" x 4'7" (2.3m x 1.4m)

Double glazed UPVC frosted window to front aspect, three-piece suite comprising: low level WC, pedestal wash hand basin with separate taps, corner tiled enclosed electric shower, wall mounted radiator, carpeted flooring, ceiling mounted light fixture.

Gardens

The property benefits from a large secluded rear garden. A paved walkway from the side aspect grants access to bin storage, rear property

access, and a brick entrance with wrought iron gate into the rear garden. The rear garden provides a patio area, with remainder lawns at multiple elevations; with brick stairs granting access into the garage. The property rear aspect is fully enclosed by timber panel and brick borders.

Single Garage & Driveway Parking

To the rear of the property, accessed via brick paved shared drive, is a single brick built garage with up-and-over aluminium door; with one allocated driveway space in front.

Additional Information

The property benefits from a gas central heating system, freehold title, and mains waste water drainage.

