

Total Approx. Floor Area:
1380 Sq. Ft.

DANIEL BREWER
Bringing People and Property Together

NOTICE: This floorplan is NOT to be used for any engineering, surveying, structural, or planning purposes. Although great care has been taken to ensure accuracy, this drawing is intended for illustrative purposes only.

The numerical values and/or graphical representations of (but not limited to): position, relative size, dimensions, areas, shape, and type of (but not limited to): rooms, objects, walls and stairs are approximate only - no guarantee is made on either their precision or accuracy.

Daniel Brewer

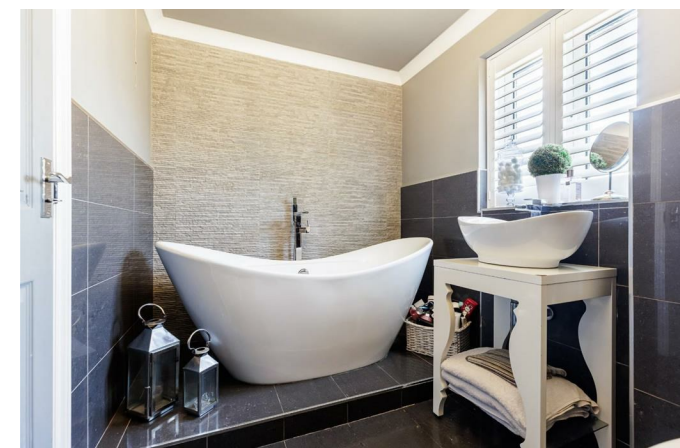
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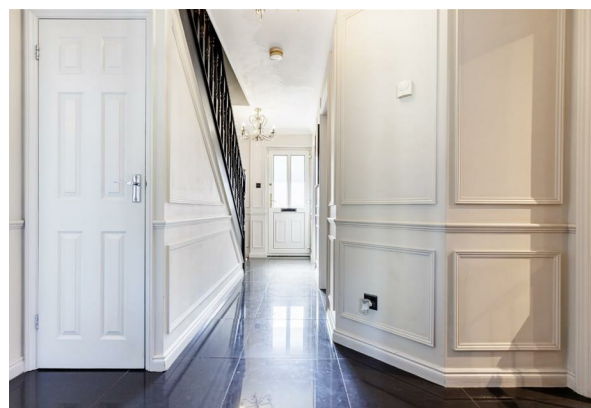
LARCH WAY, DUNMOW

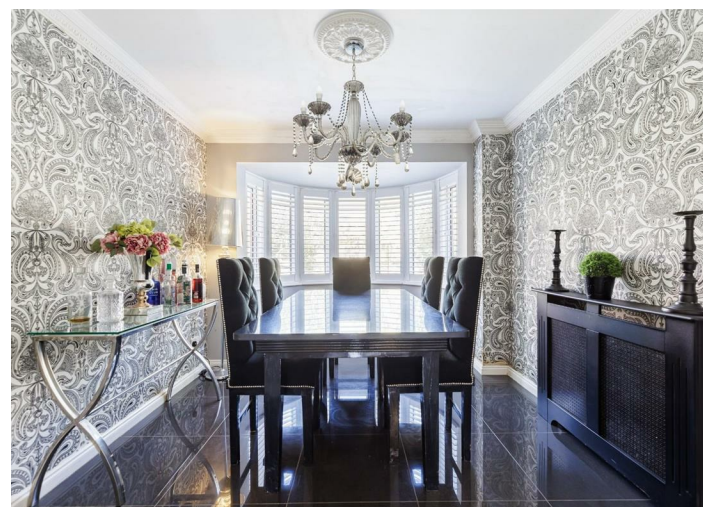
OFFERS OVER £575,000



LARCH WAY DUNMOW

Located on the award winning "Woodlands Park" development is this four bedroom detached family home boasting a double garage, driveway parking and an enclosed rear garden. The ground floor accommodation comprises:- entrance hall, living room, dining room, kitchen, utility room, cloakroom and study. On the first floor are four bedrooms - three of which are double in size, with en-suite facilities to the principal bedroom, and a family bathroom.





Double Garage & Driveway Parking

To the front of the property is brick paved driveway parking suitable for two vehicles; granting access to a detached brick built double garage with up and over aluminium door.

Garden

The property benefits from an stone bordered artificial grass frontage with access to the front porchway; with a brick path leading to the side gate garden access. A flagstone pathway leads to the rear opening to remainder gardens boasting various mature trees, shrubs, bushes, and flowerbeds. A timber pergola sits to the rear with space for garden seating on a flagstone patio. The rear plot is fully enclosed by timber panel fencing.

Additional Information

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

- **Four Bedroom Detached Family Home**
- **Driveway Parking For Two Vehicles**
- **Detached Double Garage**
- **En-suite Facilities to Principal Bedroom**
- **Family Bathroom & Cloakroom**
- **Study**
- **Kitchen & Utility Room**
- **Living Room & Seperate Dining Room**
- **Enclosed Rear Garden**
- **Walking Distance to Town Centre**

Entrance Hall

15'8" x 9'10" (4.8m x 3.0m)

Entrance via UPVC partially glazed frosted door, double glazed UPVC window with internal shutters to side aspect, carpeted stairway to first floor landing with post and rail bannister, access to under stairs storage, ceramic tile flooring, ceiling mounted light fixtures, various power points. Doors to: cloakroom, study, kitchen, living room. Opening to: dining room.

Cloakroom

6'10" x 2'11" (2.1m x 0.9m)

Double glazed UPVC frosted window with internal timber shutters to side aspect, low level WC, pedestal wash hand basin with mixer tap and splashback tiling, tiled flooring, ceiling mounted light fixture.

Study

8'6" x 5'10" (2.6m x 1.8m)

Double glazed UPVC window with internal timber shutters to front aspect, wall mounted radiator, ceramic tile flooring, ceiling mounted light fixture, various power points.

Dining Room

14'5" x 9'10" (4.4m x 3.0m)

Circular bay window to rear aspect, double glazed UPVC

windows with internal timber shutters to rear aspect, wall mounted radiator with timber cover, ceramic tile flooring, ceiling mounted light fixture, various power points.

Living Room

20'0" x 11'1" (6.1m x 3.4m)

Double glazed UPVC windows with internal timber shutters to front aspect, double glazed UPVC French doors with internal timber shutters to rear aspect, cast iron fireplace with dark sandstone mantel piece and sandstone footing, wall mounted radiators with timber covers, ceiling mounted light fixtures, various power points, TV points.

Kitchen

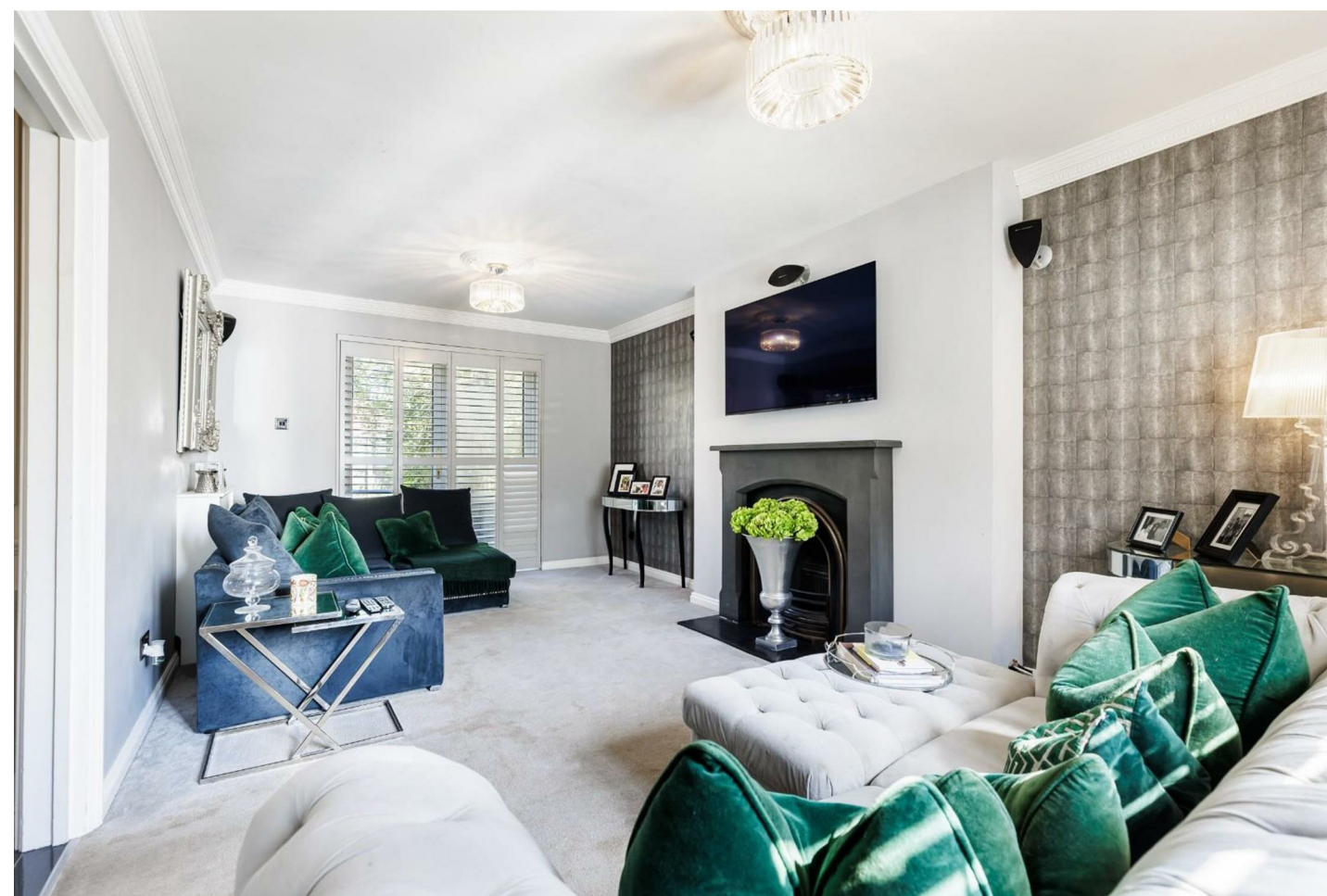
13'5" x 10'2" (4.1m x 3.1m)

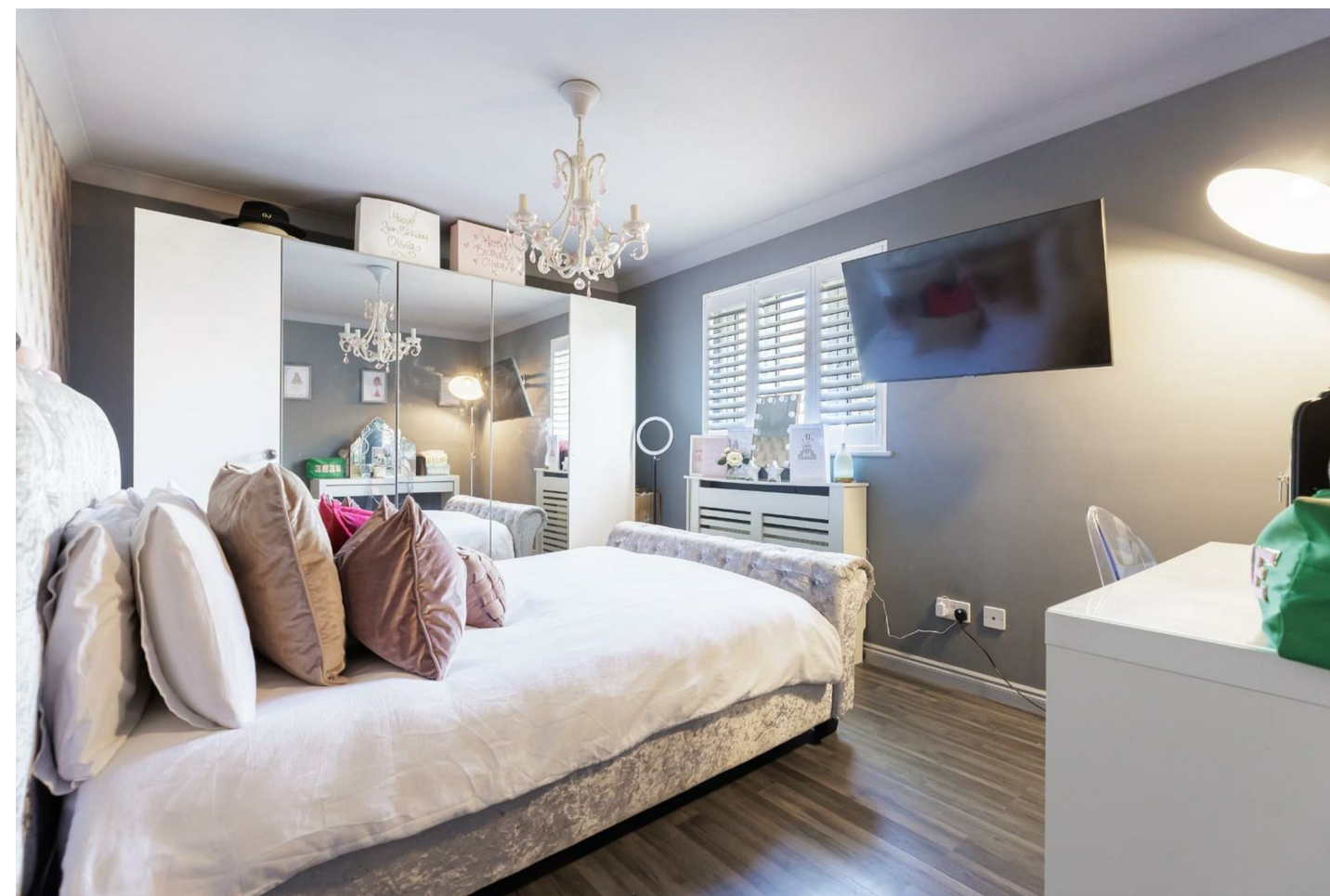
Double glazed UPVC windows to rear and side aspects, various base and eye level units with timber effect worksurfaces over, six ring gas Tecnik hob with double low level oven and overhead extractor fan, space for American style fridge freezer, one and half unit stainless steel sink with mixer tap, splashback tiling, wall mounted radiator, tiled flooring, inset spotlights, various power points.

Utility Room

6'2" x 4'11" (1.9m x 1.5m)

Double glazed UPVC door to side aspect, double glazed





UPVC window to side aspect, timber effect worksurface with inset circular stainless steel sink and mixer tap, space for washing machine and separate drier, wall mounted radiator, tiled flooring, ceiling mounted spotlight array,

rear aspect, wall mounted radiator with timber cover, laminate flooring, ceiling mounted light fixture, various power points, TV point.

First Floor Landing

6'2" x 5'10" (1.9m x 1.8m)

Access to loft, access to airing cupboard, ceiling mounted light fixture, various power points.

Principal Bedroom

17'0" x 9'10" (5.2m x 3.0m)

Double glazed UPVC window with internal timber shutters to front aspect, wall mounted radiator with timber cover, carpeted flooring, ceiling mounted light fixture, various power points. Door to: En-suite

En-suite

Double glazed frosted UPVC windows to front & side aspects, three-piece suite, low level WC, wall mounted wash hand basin with mixer tap, walk-in shower with rainfall head and handheld attachment, wall mounted heated towel rail, ceramic tiled flooring, ceramic tiled walls, inset spotlights.

Bedroom Two

14'1" x 9'10" (4.3m x 3.0m)

Double glazed UPVC window with internal timber shutters to

Family Bathroom

8'6" x 6'6" (2.6m x 2.0m)

Double glazed UPVC frosted window with internal timber shutters to rear aspect, three-piece suite, oval bath with mixer tap and handheld shower attachment, low level WC, oval wash hand basin with mixer tap on feature storage vanity unit, ceramic tile floors, partially tiled walls, ceiling mounted light fixture, extractor fan.

Bedroom Three

11'1" x 9'10" (3.4m x 3.0m)

Double glazed UPVC window with internal timber shutters to front aspect, laminate flooring, ceiling mounted light fixture, various power points.

Bedroom Four

11'1" x 9'10" (3.4m x 3.0m)

Double glazed UPVC window with internal timber shutters to rear aspect, range of inbuilt wardrobes with shoe storage and hanging space, wall mounted radiator with timber cover, carpeted flooring, ceiling mounted light fixture, various power points.

