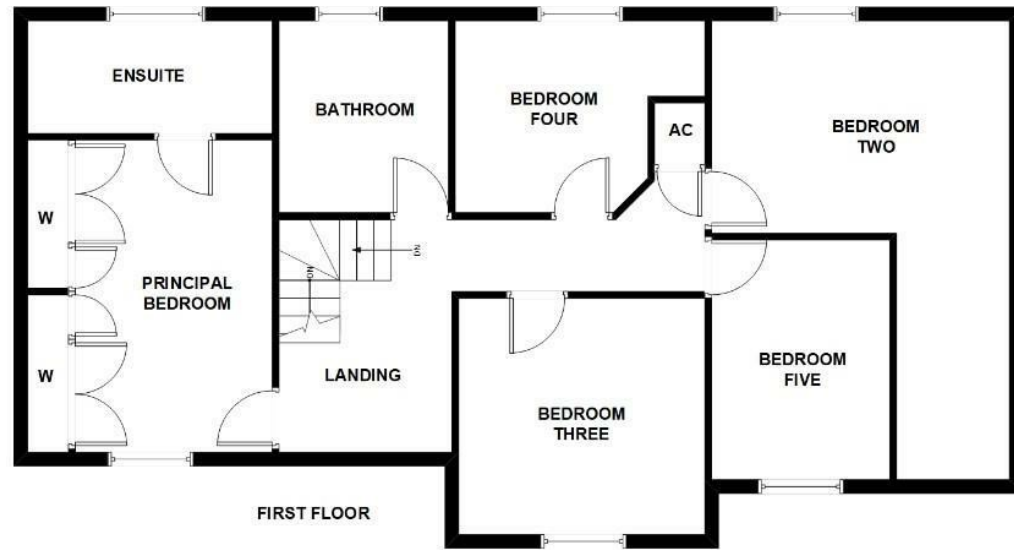


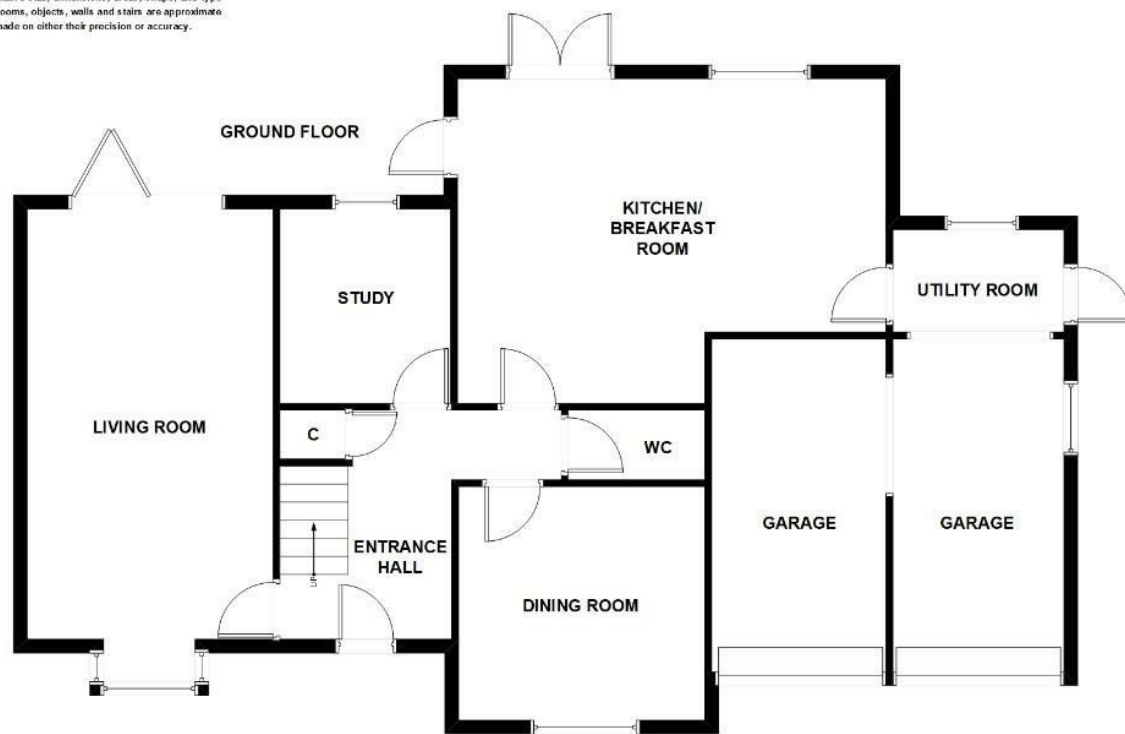
Total Approx.
Floor Area:
2370 Sq. Ft.



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, area, 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.



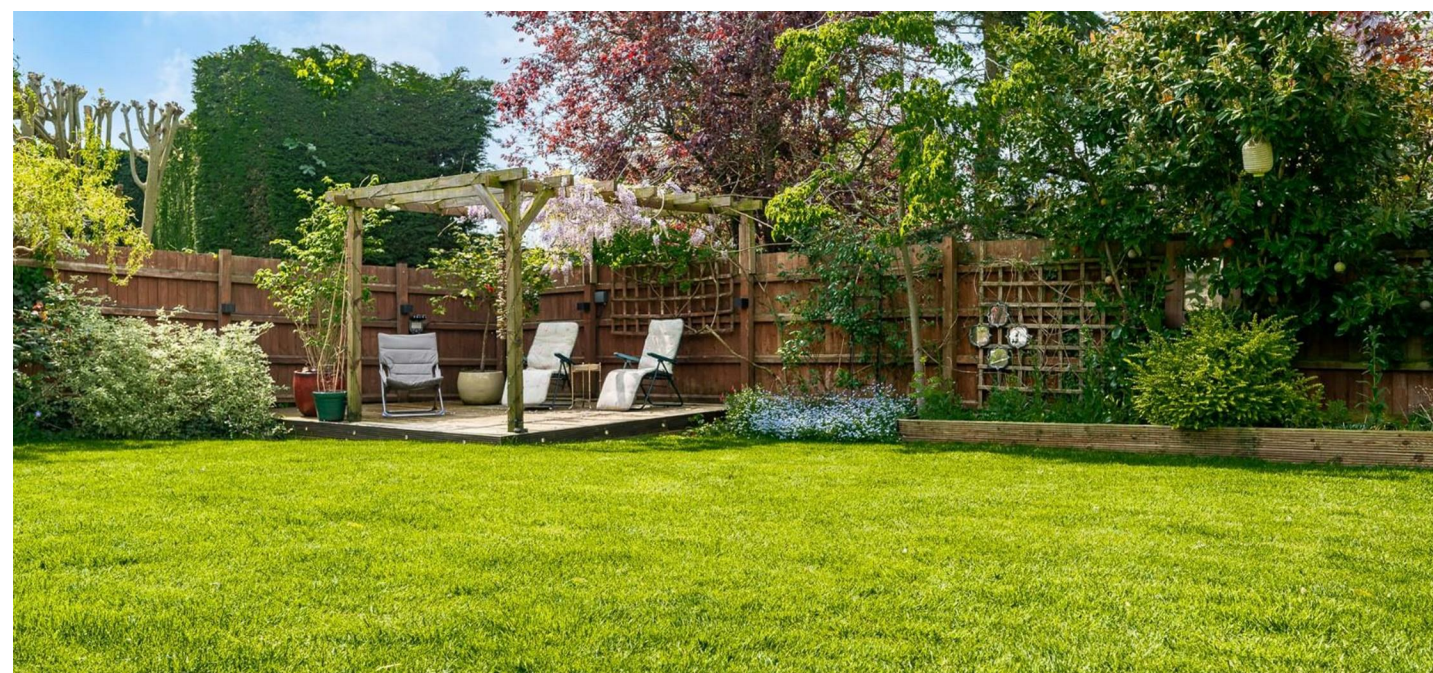
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HIGH MEADOW, DUNMOW

£850,000

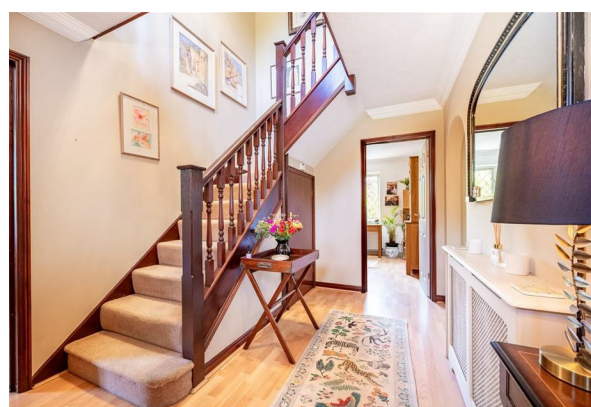


HIGH MEADOW DUNMOW

No Onward Chain Located on a highly regarded residential road within walking distance to Great Dunmow town centre is this impressive five bedroom detached executive home boasting a double garage with ample driveway parking. The ground floor accommodation comprises:- living room, dining room, study, kitchen/breakfast room, utility room, cloakroom and entrance hall. On the first floor are five bedrooms with ensuite facilities to the principal bedroom and a family bathroom. Externally the property further benefits from a generous south facing rear garden and extensive solar panel arrangement.

Entrance Hall

Wood effect flooring, radiator with cover, power points, telephone point, stairs rising to the first floor landing, understairs storage cupboard, doors to.





Double Garage With Driveway

To the side of the property is a double garage with two up & over doors, power and lighting. To the front of the property is a sweeping block paved driveway providing parking for several vehicles with the remainder lawn. The frontage further benefits from two electric car charging points.

Agents Notes

Solar PV with feed-in tariff until 2037.

The array of 16 panels in 2 strings is on the Southerly facing roof. The inverter (A Sunnyboy SMA unit) is in the loft adjacent to the loft hatch. There are 2 DC isolators (one for each string) next to the inverter – and an AC isolator underneath it. A SWA cable runs from the loft and down the front corner of the house where the left garage door is – it goes through the wooden garage door frame into a second AC isolator – then to the PV Generation Meter and into the DB (newly fitted in 2022) where it is connected to the grid via a 16A MCB.

MY ENERGIE EV Car Charging, solar harvesting system.

The property had 2 No. 7.4kW Zappi chargers (a tethered one on the post near the front door and an untethered one on the garage brickwork). These are fed from a dedicated Distribution Board to be found under the main DB in the garage. There is also an Eddi device which is connected to an electric immersion heater.

The system is set up to monitor the power generated from the Solar PV as well as the power coming from and going to the Mains Grid.

- Five Bedrooms
- Substantial Detached Family Home
- Double Garage With Driveway Parking
- South Facing Garden
- Extensive Solar Panel Arrangement
- Two Receptions & Study
- Kitchen/Breakfast Room
- Utility Room & Cloakroom
- En-Suite & Family Bathroom
- Desirable Location

Cloakroom

W.C, wash hand basin, radiator, wood effect flooring.

Living Room

21'3" x 12'4" (6.48m x 3.76m)

Double glazed leaded window to front aspect, feature fireplace with feature gas fireplace & timber surround, radiator, T.V point, power points, Bi-Folding doors leading to the rear garden.

Dining Room

12'7" x 11'9" (3.84m x 3.58m)

Double glazed leaded window to front aspect, radiator, power points, wood effect flooring.

Study

9'5" x 8'5" (2.87m x 2.57m)

Double glazed leaded window to rear aspect, radiator, power points, wood effect flooring.

Kitchen/Breakfast Room

16'1" x 12'7" (4.90m x 3.84m)

Double glazed leaded windows to rear aspect, two Velux windows to rear aspect, base and eye level units with Granite working surfaces over, inset electric hob with extractor over, inset double ovens, inset 1 1/2 bowl sink with drainer unit, integrated dishwasher, space for fridge/freezer, T.V point, power points, inset spotlights, radiator, part tiled walls, tiled flooring, door to.

Utility Room

Double glazed leaded window to rear aspect, base level units with working surface over, space for washing machine, space for tumble dryer, power points.

First Floor Landing

Double glazed leaded window to front aspect, radiator, power points, door to airing cupboard, loft access, doors to.





Principal Bedroom

15'4" x 12'5" (4.67m x 3.78m)

Double glazed leaded window to front aspect, a range of fitted wardrobes, radiator, power points, T.V point, door to.

En-Suite

Double glazed opaque leaded window to rear aspect, enclosed bath with mixer taps, concealed cistern W.C, wash hand basin, heated towel rail, part tiled walls, tiled flooring, inset spotlights.

Bedroom Two

15'6" x 10'6" (4.72m x 3.20m)

Double glazed leaded window to front aspect, radiator, power points, wood effect flooring.

Bedroom Three

12'7" x 11'9" (3.84m x 3.58m)

Double glazed window to front aspect, radiator, power points.

Bedroom Four

10'5" x 9'6" (3.18m x 2.90m)

Double glazed leaded window to rear aspect, radiator, power points.

Bedroom Five

12'8" x 9'6" (3.86m x 2.90m)

Double glazed leaded window to rear aspect, radiator, power points, inset spotlights.

Family Bathroom

Double glazed opaque leaded window to rear aspect, enclosed bath with mixer taps & shower attachment, concealed cistern W.C, wash hand basin with vanity units below, heated towel rail, part tiled walls, inset spotlights, extractor fan.

South Facing Garden

To the rear of the property is a block paved patio area leading to the remainder lawn with an additional decked seating area to the foot of garden with Pergola. The garden benefits from a variety of mature shrubs & trees, an external water tap and side access via a timber gate.

