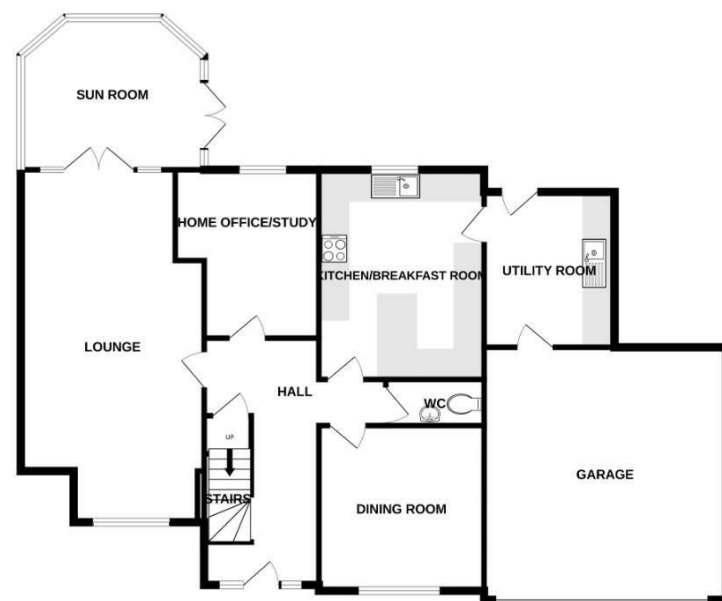


GROUND FLOOR  
1434 sq.ft. (133.2 sq.m.) approx.



1ST FLOOR  
811 sq.ft. (75.4 sq.m.) approx.



TOTAL FLOOR AREA : 2245 sq.ft. (208.6 sq.m.) approx.  
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**Daniel Brewer**

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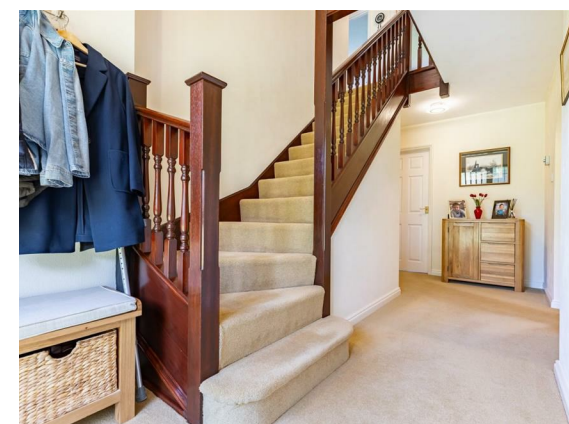
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HIGH MEADOW, DUNMOW

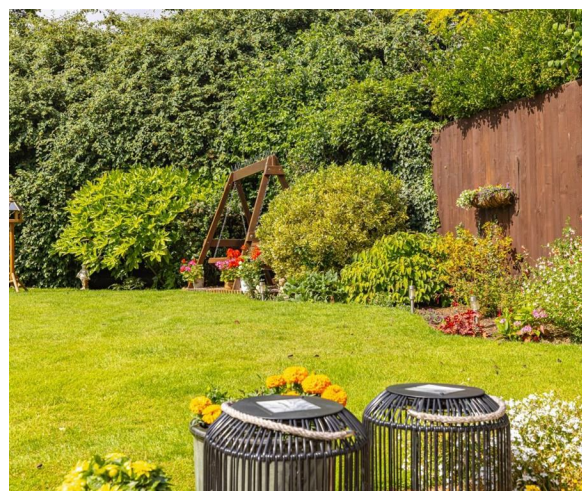
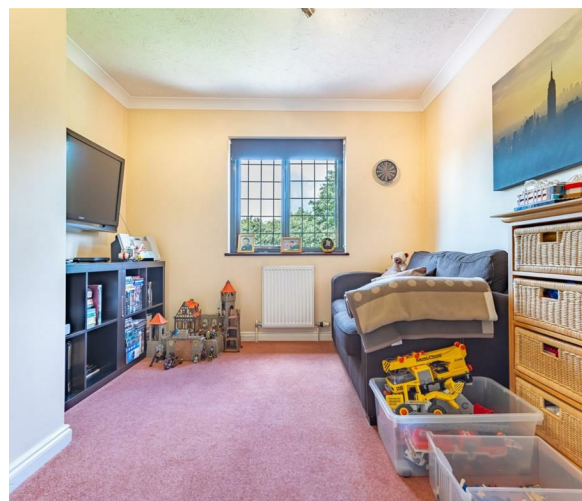
OFFERS OVER £700,000





## HIGH MEADOW DUNMOW

Set within approximately a quarter of an acre plot on "High Meadow", one of Great Dunmow's most sought after residential roads is this substantial four bedroom detached executive home. The ground floor accommodation comprises:- lounge, dining room, study, kitchen/breakfast room, sun room, utility room, cloakroom and entrance hall. On the first floor are four bedrooms with en-suite to the principal bedroom and a family bathroom. Externally the property boasts a double garage with ample driveway parking, generous frontage and a south facing rear garden. The property further offers fantastic potential to extend subject to planning permission.







to utility box, access to water softener, access to gas boiler, overhead storage. Driveway parking for several vehicles.

#### Gardens

To the front aspect the property has a brick paved driveway providing ample parking, laid to lawn front gardens with a brick paved path leading to a porched front door, wood chip seating area, flower bed with mature bushes and shrubs, bordered by laurel hedging and a mature tree. A side timber gate provides access to the rear garden with: flagstone entertaining patio area, suntrap seating area, bin storage area, laid to lawn with bordering flower beds and various mature bushes all enclosed by timber panel fencing.

#### Local Area

This 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.

- **Four Bedrooms**
- **Detached Executive Home**
- **Approximately Quarter Of An Acre Plot**
- **South Facing Rear Garden**
- **Double Garage With Ample Driveway Parking**
- **Generous Frontage**
- **Two Reception Rooms, Sun Room & Study**
- **Kitchen/Breakfast Room & Utility Room**
- **En-Suite & Family bathroom**
- **Walking Distance To Town Centre**

#### Entrance Hall

16'8" x 7'6" (5.1m x 2.3m)

Double glazed timber door to front aspect, double glazed frosted timber windows to front aspect, stairs to first floor landing, access to under stairs storage, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, inset spotlights. Doors to: Dining Room, Kitchen, Cloakroom, Study, Living Room.

#### Dining Room

11'5" x 11'1" (3.5m x 3.4m)

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

#### Cloakroom

Low level WC, wall mounted wash hand basin with mixer tap, vanity unit with storage, partially tiled walls, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, extractor fan.

#### Kitchen/Breakfast Room

14'9" x 11'5" (4.5m x 3.5m)

Double glazed timber window to rear aspect, various base and eye level units with black granite worktops over, integrated one and half unit stainless steel sink with mixer tap and carved drainer unit, NEF four ring gas hob with extractor fan over, space for dish washer, integrated pull out bins, NEF microwave oven, NEF fan oven, integrated fridge freezer, breakfast bar seating for four people, wall mounted radiator, underfloor heating, tiled flooring, inset spotlights, various power points.

#### Utility Room

10'9" x 8'2" (3.3m x 2.5m)

Timber door to rear aspect, double glazed timber windows to side aspect, access to garage, space for washing machine, space for tumble drier, single unit sink with mixer tap and drainer unit, splashback tiling, wall mounted radiator, under floor heating, tiled flooring, ceiling mounted light fixture, various power points, extractor fan.

#### Study

11'5" x 7'6" (3.5m x 2.3m)

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

#### Living Room

24'11" x 12'9" (7.6m x 3.9m)

Double glazed timber window to front aspect, double glazed French timber doors to sun room, multi-fuel wood burner with slate hearth and limestone mantel piece, wall mounted radiators, carpeted flooring, ceiling mounted light fixture, various power points, TV point.

#### Sun Room

12'9" x 10'5" (3.9m x 3.2m)

Double glazed French UPVC doors to side aspect, double glazed UPVC windows to rear aspect, double glazed Velux UPVC windows to side aspects, wall mounted radiators, laminate flooring, wall mounted light fixtures, inset spotlights







**First Floor Landing**

10'5" x 9'2" (3.2m x 2.8m)  
Carpeted stairway with varnished timber bannister, post and rail timber balustrade, access to loft, access to airing cupboard, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points. Doors to: Bedrooms & Family Bathroom

**Principal Bedroom**

14'9" x 11'5" (4.5m x 3.5m)  
Double glazed timber windows to rear aspect with internal secondary glazing, access to a range of wardrobes, electric wall mounted heated towel rail, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

**En-Suite**

Porthole skylight, three-piece suite, floating vanity wash hand basin with low level storage and mixer tap, low level WC, corner tiled enclosed shower with rainfall head and hand held attachment enclosed by glass door, wall mounted heated towel rail, underfloor heating, tiled flooring, tiled walls, wall mounted light fixtures, ceiling mounted spotlight, extractor fan.

**Bedroom Two**

14'9" x 13'1" (4.5m x 4.0m)  
Double glazed timber window to front aspect with internal

secondary glazing, access to wardrobes, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

**Bedroom Three**

12'9" x 11'5" (3.9m x 3.5m)  
Double glazed timber windows with internal secondary glazing, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

**Bedroom Four**

11'5" x 9'10" (3.5m x 3.0m)  
Double glazed timber window to rear aspect with internal secondary glazing, wall mounted radiator, carpeted flooring, ceiling mounted light fixture", , various power points.

**Family Bathroom**

Frosted double glazed timber windows to the front aspect, four-piece suite, low level WC, wall mounted wash hand basin with mixer tap, tiled enclosed shower with rainfall head and hand held shower heads, tiled enclosed bath with mixer tap and shower attachment, wall mounted heated towel rail, underfloor heating, tiled floors, tiled walls, ceiling mounted light fixture, extractor fan.

**Double Garage With Driveway Parking**

Double width garage with electric up and over timber door, access

