

Total area: approx. 214.4 sq. metres (2307.6 sq. feet)  
Hylands Close



**Daniel Brewer**

51 High Street  
Great Dunmow  
Essex, CM6 1AE

Telephone • 01371 856585  
Website • [www.danielbrewer.co.uk](http://www.danielbrewer.co.uk)  
E-mail • [info@danielbrewer.co.uk](mailto:info@danielbrewer.co.uk)

**HYLANDS CLOSE, BARNSTON, DUNMOW**

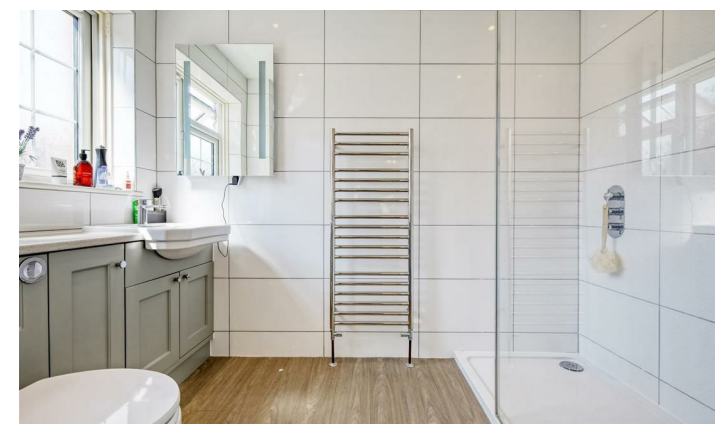
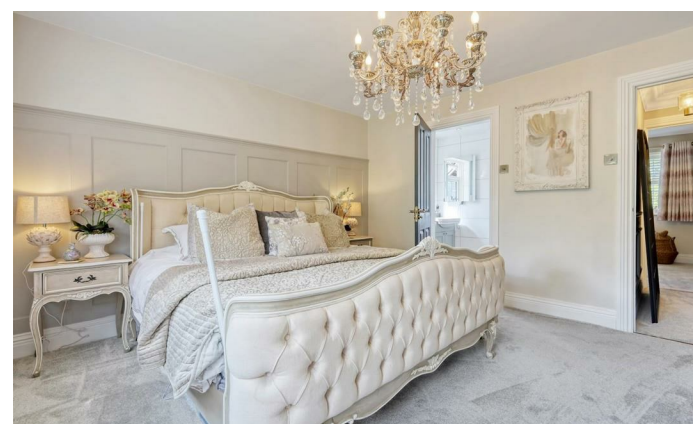
**GUIDE PRICE £800,000**



**HYLANDS CLOSE  
BARNSTON  
DUNMOW**

\*\*\*Price Range £800,000 - £850,000\*\*\* Located on a private close of just four properties in the popular village of Barnston is this refurbished four double bedroom detached country home boasting a modern living layout with a high specification finish. The ground floor accommodation comprises:- L-shaped kitchen/dining/living room, study/playroom, utility room, cloakroom and entrance hall. On the first floor are four bedrooms with en-suite facilities to the principal bedroom and a family bathroom. Externally the property benefits from a double garage with ample driveway parking and a beautifully landscaped secluded South facing rear garden with outbuilding.

**Storm Porch**  
Covered porch with brick pillars, provisions for Hot & Cold water taps for dog wash area, UPVC double glazed Door to.





#### Entrance Hall

Herringbone style flooring, Victorian style radiator, power points, stairs rising to the first floor landing, opening to kitchen/dining/living room, doors to.

#### Cloakroom

UPVC double glazed opaque window to side aspect, W.C, wash hand basin with vanity unit below, Victorian style radiator, herringbone style flooring, built in storage cupboard.

#### Study/Playroom

12' x 8'10" (3.66m x 2.69m)

UPVC double glazed window to front aspect with fitted shutters, built-in book shelving with cupboards, herringbone style flooring, Victorian style radiator, power points.

#### Kitchen/Dining Room

28'7" x 14'4" (8.71m x 4.37m)

Base and eye level units with Granite working surfaces over with complimentary island and breakfast area, inset twin Butler sink with 3-1 hot tap, AGA with extractor over, integrated dishwasher, integrated fridge/freezer, built-in dresser with display lighting, inset spotlights, herringbone style flooring, Victorian style radiator, power points, inset spotlights, two sets of Bi-Folding doors with fitted electric blinds, door to utility room, opening to.

#### Living Room

14'6" x 13'5" (4.42m x 4.09m)

UPVC double glazed window to front aspect with fitted shutters, media wall with shelves, lighting, feature fireplace & inset wood burning stove, herringbone style flooring, Victorian style radiator, T.V point, power points.

#### Utility Room

10'11" x 8'3" (3.33m x 2.51m)

Full height units, space for washing machine, space for tumble dryer, space for washing machine, inset spotlights, Victorian style radiator, power points, UPVC double glazed single doors to front & rear aspect.



#### South Facing Garden

To the rear of the property is a generous Sandstone patio area with a partly covered seating/BBQ area leading to the remainder lawn with a variety of mature shrub borders. The garden is fully enclosed by contemporary horizontal slatted fencing and side access is granted via a timber gate. The garden further benefits from a timber outbuilding which is currently used as a gym with separate store room.

#### Double Garage With Driveway Parking

To the side of the property is a double garage with up& over door, power, lighting, pitched roof for storage and single door to rear aspect. To the front of the double garage is driveway parking for multiple vehicles with the remainder lawn.

- Four Double Bedrooms
- Detached Executive Home
- Located On A Private Close Of Four Properties
- Double Garage With Driveway Parking For Several Vehicles
- Secluded Landscaped South Facing Rear Garden
- Open Plan Kitchen/Dining/Family Room
- Study/Playroom
- Utility Room & Cloakroom
- En-Suite & Family Bathroom
- Price Range £800,000 - £850,000



**First Floor Landing**

UPVC double glazed window to side aspect with fitted shutters, part wood panelled walls, Victorian style radiator, power points, loft access, doors to.

**Principal Bedroom**

14'6" x 12'3" (4.42m x 3.73m)

UPVC double glazed window to rear aspect, part wood panelled walls, Victorian style radiator, power points, T.V point, door to.

**En-Suite**

UPVC double glazed window to side aspect, wash hand basin with vanity unit below, walk-in shower with rainfall head & additional attachment, W.C, heated towel rail, fully tiled, wood effect flooring, LED wall mounted vanity mirror.

**Bedroom Two**

20'1" x 8'10" (6.12m x 2.69m)

Two UPVC double glazed windows to front aspect with fitted shutters, Victorian style radiator, T.V point, power points, inset spotlights.

**Bedroom Three**

15'1" x 8'10" (4.60m x 2.69m)

UPVC double glazed window to front aspect with fitted shutters, Victorian style radiator, power points.

**Bedroom Four**

12'3" x 9'11" (3.73m x 3.02m)

UPVC double glazed window to rear aspect, Victorian style radiator, power points.

**Family Bathroom**

UPVC double glazed opaque window to rear aspect, enclosed P-bath with mixer taps & separate shower over, W.C, wash hand basin with vanity unit below, heated towel rail, inset spotlights, part tiled walls, wood effect flooring, vanity mirror, shaver point, built-in airing cupboard.

