Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets

and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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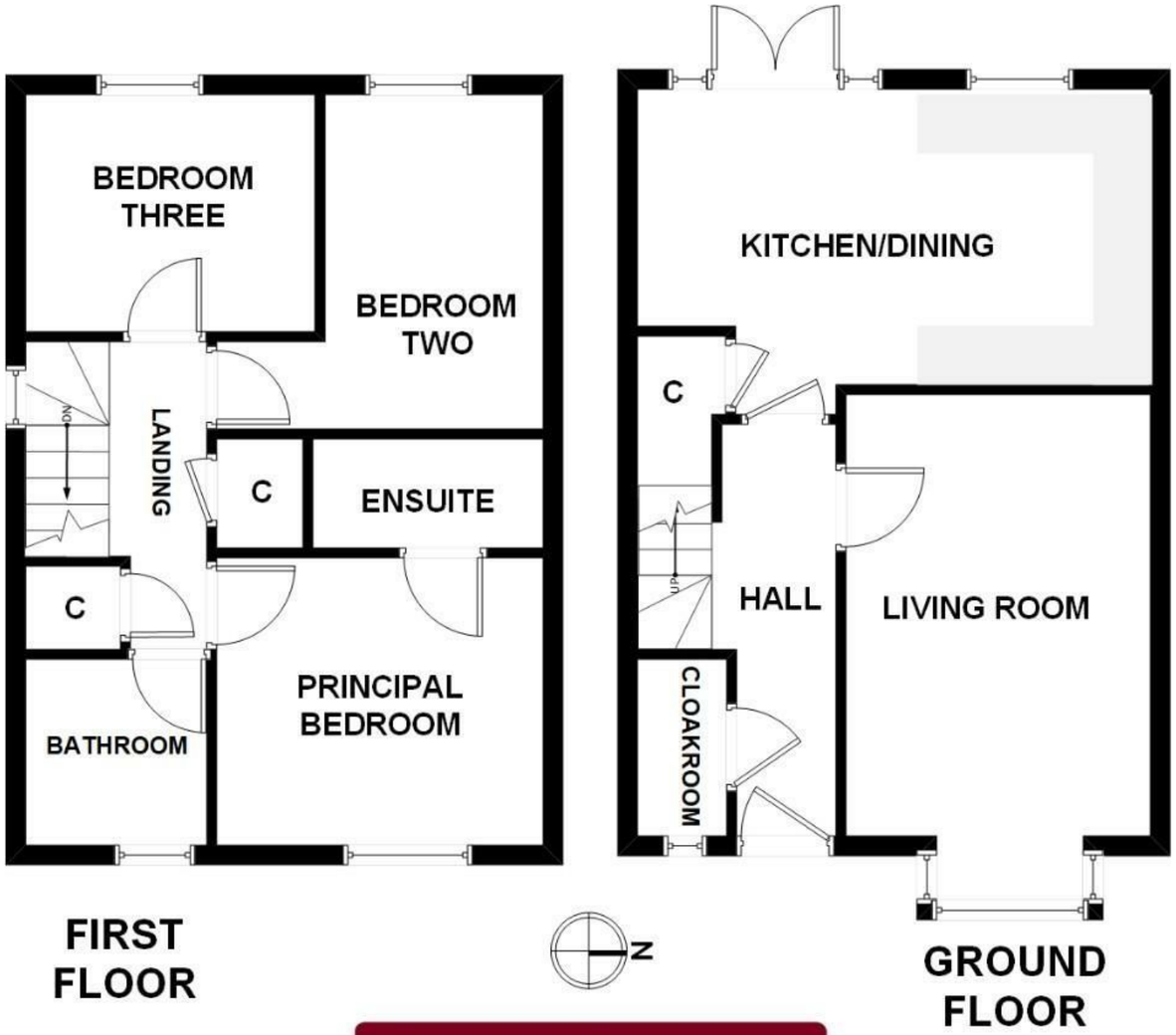
PINCEY BROOK DRIVE, DUNMOW

OFFERS OVER £425,000

PINCEY BROOK DRIVE
DUNMOW

Finished to a high standard is this three bedroom detached family home located on a thriving development in Great Dunmow; boasting single garage, driveway parking, and a large rear garden. The ground floor accommodation comprises:- entrance hall, cloakroom, living room, and kitchen / dining room. On the first floor are three bedrooms, including a principal bedroom with En-suite; and a family bathroom.



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.

- **Detached Family Home**
- **Three Bedrooms**
- **Single Garage**
- **Driveway Parking for Two Vehicles**
- **Living Room**
- **Open Plan Kitchen / Dining Area**
- **Family Bathroom & En-suite**
- **Cloakroom**
- **Desirable Dunmow Development Location**
- **Well Presented**

Entrance Hall
14'5" x 6'10" (4.4m x 2.1m)
Entrance via UPVC front door with window; laminate flooring, wall mounted radiator, stairs to first floor landing, ceiling mounted light fixture, various power points. Doors to: Cloakroom, Living Room, and Kitchen / Dining Area.

Living Room
15'5" x 10'5" (4.7m x 3.2m)
Square bay double glazed UPVC window to front aspect, carpeted flooring, wall mounted radiator, ceiling mounted light fixture, various power points, TV point.

Kitchen / Dining Room
18'0" x 9'10" (5.5m x 3.0m)
Double glazed UPVC French doors and windows to rear aspect, various base and eye level units with marble effect work surfaces over; eye level electric fan oven, four ring Zanussi gas hob with extractor fan over, integrated dishwasher, integrated washing machine, integrated fridge/freezer, single unit sink with mixer tap and drainer; laminate flooring, wall mounted radiator, space for dining table, access to gas boiler, access to under stairs storage, ceiling mounted light fixtures, various power points.

Cloakroom
Double glazed UPVC frosted window to front aspect, low level WC, pedestal wash hand basin with mixer tap and splashback tiling; laminate flooring, partly tiled walls, wall mounted radiator, ceiling mounted light fixture.

First Floor Landing
10'9" x 6'6" (3.3m x 2.0m)
Access via carpeted stairs with timber banister, double glazed UPVC window to side aspect, carpeted flooring, timber balustrade, access to loft, access to over stairs storage, access to additional storage cupboard, ceiling mounted light fixture.

Principal Bedroom
11'1" x 9'10" (3.4m x 3.0m)
Double glazed frosted UPVC window to front aspect, carpeted flooring, wall mounted radiator, ceiling mounted light fixture, various power points.

En-suite
Three-piece suite comprising: low level WC, pedestal wash hand basin with mixer tap, tile enclosed shower with sliding glass door and rainfall head; partly tiled walls, wall mounted radiator, tiled flooring, ceiling mounted light fixture, shaver port.

Bedroom Two
11'5" x 11'1" (3.5m x 3.4m)
Double glazed frosted UPVC window to rear aspect, carpeted flooring, wall mounted radiator, ceiling mounted light fixture, various power points.

Bedroom Three
9'10" x 8'2" (3.0m x 2.5m)
Double glazed frosted UPVC window to rear aspect, carpeted flooring, wall mounted radiator, ceiling mounted light fixture, various power points.

Family Bathroom
Double glazed UPVC frosted window to front aspect, three-piece suite comprising: low level WC, pedestal wash hand basin with mixer tap, panel enclosed UPVC bath with mixer tap; partly tiled walls, wall mounted radiator, tiled flooring, ceiling mounted light fixture, shaver port.

Garden
Accessed via a timber pedestrian gate to the side aspect is a sizable rear garden fully enclosed by timber panel fencing and benefiting from patio area, and access to the garage. The property also benefits from a well maintained frontage with various bushes and shrubs atop woodchip beds.

double length garage & Driveway Parking
To the side aspect is a brick built double length garage with up and over aluminium door, side access, and power; in front of which is driveway parking suitable for two vehicles.

Additional Information
The property benefits from a freehold title, mains waste water drainage, gas central heating system, and a high speed fibre to the premises internet connection.