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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.

Daniel Brewer

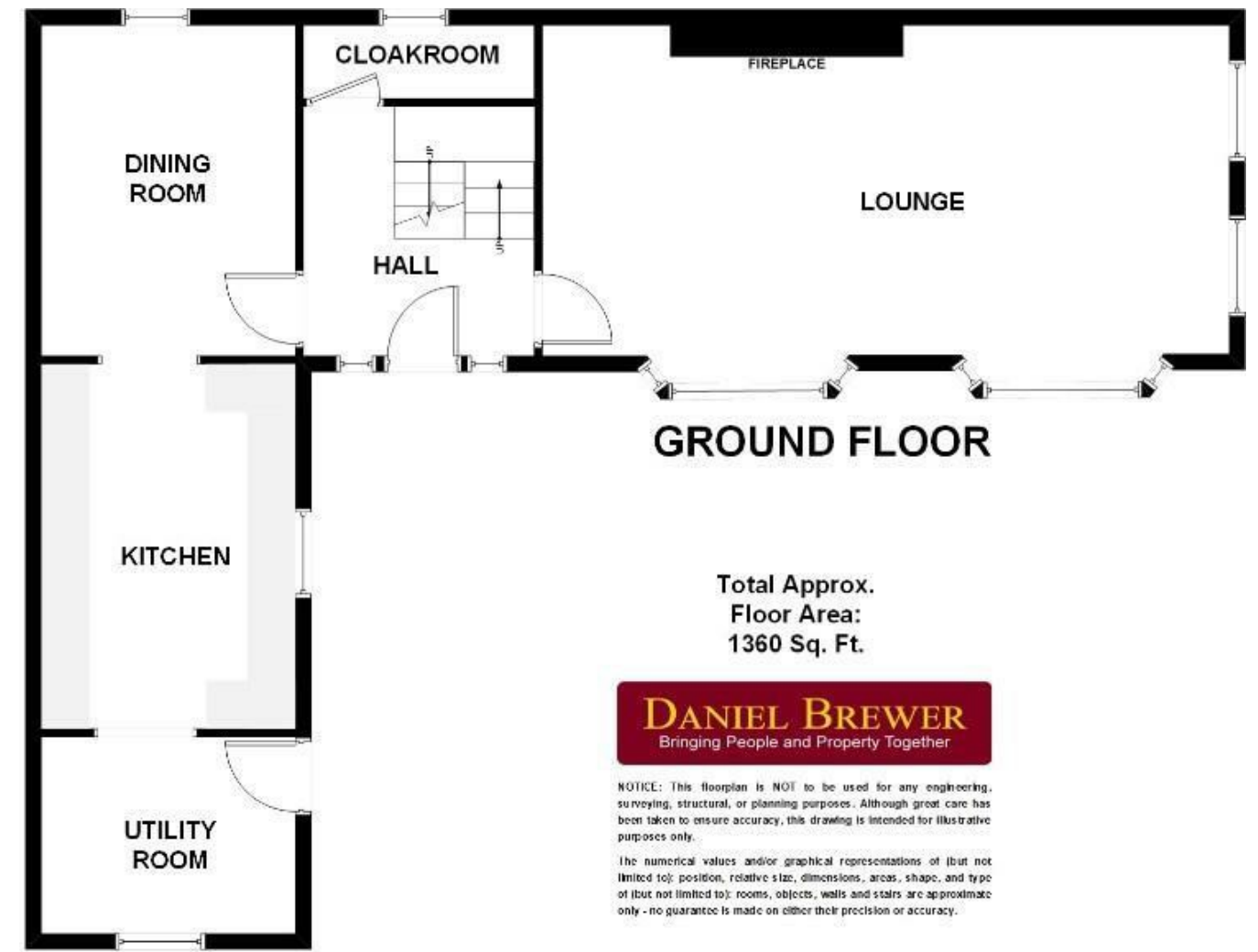
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DOG LANE, WETHERSFIELD, ESSEX, CM7 4ED

OFFERS OVER £475,000





# DOG LANE WETHERSFIELD

\*\*\*No Onward Chain\*\*\* Situated at the heart of Wethersfield is this well presented four bedroom detached country home. In brief the accommodation on the ground floor comprises;- lounge, dining room, kitchen, utility room, and cloakroom. On the first floor are four bedrooms and a shower room. Externally the property boasts a double garage, driveway parking and a secluded rear garden.







- Four Bedrooms
- Detached Country Home
- Double Garage With Driveway Parking
- Secluded Rear Garden
- Two Reception Rooms
- Kitchen & Utility Room
- Entrance Hall & Cloakroom
- Shower Room
- Potential To Extend (STP)
- Viewing Advised

### Entrance Hall

Stairs rising to first floor landing, power points, telephone point, doors leading to :-

### Cloakroom

UPVC double glazed opaque window to rear aspect, tiled flooring, basin with splashback tiles, W.C.

### Lounge

24' 6" x 11' 11" (7.47m x 3.63m) UPVC double glazed Bay windows to rear aspect, UPVC double glazed windows to side aspect, power points, T.V point, telephone point, two radiators, open fireplace with brick surround, exposed timbers.

### Dining Room

9' 6" x 12' (2.90m x 3.66m) UPVC double glazed window to front aspect, power points, arch leading to.

### Kitchen

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

UPVC double glazed window to side aspect, base and eye level units with working surfaces over, part tiled walls, tiled flooring, sink with drainer unit, integrated fridge/freezer, integrated dishwasher, space for oven with extractor above, inset spotlights, exposed timbers, part tiled walls, tiled flooring, power points, arch leading to:-

### Utility Room

7'9" x 6'1" (2.36m x 1.85m)

UPVC double glazed window to rear aspect, base and eye level units with working surface over, inset sink with drainer unit, space for washing machine, wall mounted boiler, power points, part tiled walls, tiled flooring, door to garden.

### Landing

UPVC double glazed windows to rear aspect, power points, doors to:-







**Principal Bedroom**

12' 2" x 12' 8" (3.71m x 3.86m) UPVC double glazed windows to multiple aspects, power points.

**Bedroom Two**

11' 10" x 11' 10" (3.61m x 3.61m) UPVC double glazed window to front aspect, built-in wardrobe, power points.

**Bedroom Three**

11' 8" x 9' (3.56m x 2.74m) UPVC double glazed window side aspect, power points.

**Bedroom Four**

8'7" x 5'11" (2.62m x 1.80m)

UPVC double glazed window to front aspect, power points.

**Shower Room**

UPVC double glazed opaque window to front aspect, walk-in shower, wash hand basin with pedestal, W.C, inset spotlights, fully tiled.

**Garden**

To the rear of the property is a secluded garden which benefits from a patio area to laid lawn with a variety of shrubs/trees and a pond in corner. The rear garden is enclosed by timber fencing and a brick built wall with gate for side access.

**Double Garage**

to the side of the property is a detached double garage with two up & over doors, power, lighting, pitched roof for storage and single door to side aspect. To the front of the garage is driveway parking.

