



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.

Daniel Brewer

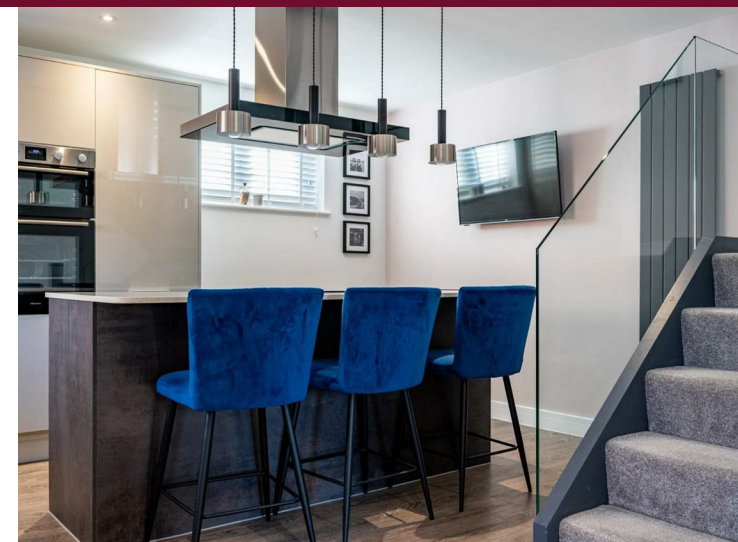
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MAYNARD CLOSE, DUNMOW

£425,000





## MAYNARD CLOSE DUNMOW

Daniel Brewer are pleased to market this three bedroom detached family home located down a residential road close to 'Great Dunmow' town centre. The property has been finished to a high standard throughout and boasts a modern layout. In brief the accommodation on the ground floor comprises:- entrance hall which is open plan leading to the beautiful kitchen/breakfast room, lounge/dining room and a door leading to the cloakroom. On the first floor there are three bedrooms and a family bathroom. Externally the property offers a secluded rear garden and driveway parking for two vehicles. \*\*\*Potential To Extend 'STP'\*\*\*







- **Three Bedroom Detached Family Home**
- **Finished To A High Standard Throughout**
- **Beautiful Kitchen/Breakfast Room**
- **Lounge/Dining Room**
- **Cloakroom**
- **Family Bathroom**
- **Driveway Parking For Two Vehicles**
- **Secluded Rear Garden**
- **Potential To Extend 'STP'**
- **Residential Road Close To The Town Centre**

### **Entrance Hall**

10'1" x 6'6" (3.076 x 2.006)

Entered via front door, door to under stairs storage cupboard, stairs rising to first floor landing, Amtico wood effect flooring, various inset spotlights, open plan leading to:-

### **Kitchen/Breakfast Room**

10'3" x 15'7" (3.132 x 4.770)

Window to front aspect, window to side aspect, fitted with a range of eye and base level units with Quartz working surface over, inset one and half bowl sink with mixer tap over, four ring induction hob with extractor fan over, integrated oven, integrated grill, integrated fridge/freezer, integrated dishwasher, integrated washing machine, space for wine cooler, various inset spotlights, ceiling mounted light fitting, radiator.

### **Lounge/Dining Room**

11'11" x 15'7" (3.651 x 4.773)

Window to side aspect, French Doors to side aspect leading to rear garden, various inset

spotlights, two radiators, Amtico wood effect flooring, media wall.

### **Cloakroom**

2'6" x 4'9" (0.773 x 1.464)

Opaque window to front aspect, wall mounted wash hand basin with tiled splash back, low level W.C, Amtico wood effect flooring.

### **First Floor Landing**

Ceiling mounted light fitting, access to loft, doors leading to:-

### **Bedroom One**

10'2" x 15'8" (3.1129 x 4.787)

Window to front aspect, window to aside aspect, range of fitted wardrobes, two radiators, various inset spotlights.

### **Bedroom Two**

8'11" x 10'1" (2.722 x 3.084)

Window to front aspect, ceiling mounted light fitting, radiator.







### Bedroom Three

12'9" x 6'8" (3.909 x 2.049)

Window to side aspect, various inset spotlights, radiator.

### Family Bathroom

9'3" x 5'6" (2.822 x 1.688)

Opaque window to front aspect, Fitted with a four piece suite comprising fully tiled walk in shower with glass screen, tile enclosed bath, wall mounted wash hand basin, low level W.C, tiled flooring, partly tiled walls, various inset spotlights, extractor fan.

### Secluded Rear Garden

The rear garden is made up of two patio areas, one directly to the rear of the property and one at the foot of the garden with the remainder made up with lawn. There is a raised sleeper flower bed with a variety of shrubs and trees. A timber gate grants access to the front and driveway.

### Driveway Parking

Suitable for two vehicles.

### Location

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.

