



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

51 High Street
Great Dunmow
Essex, CM6 1AE

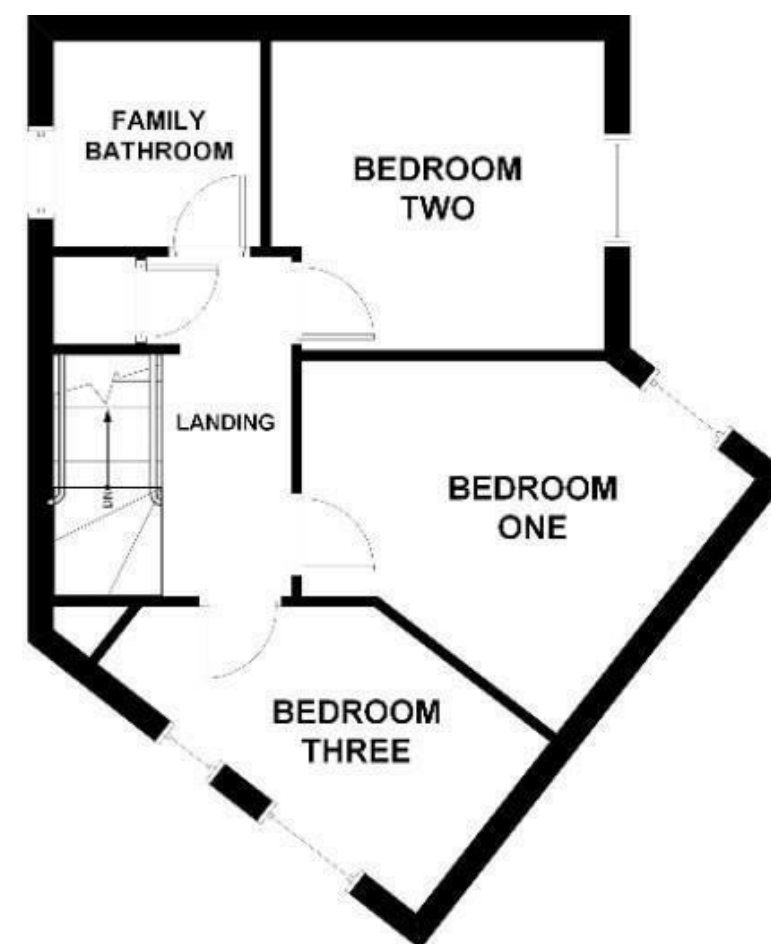
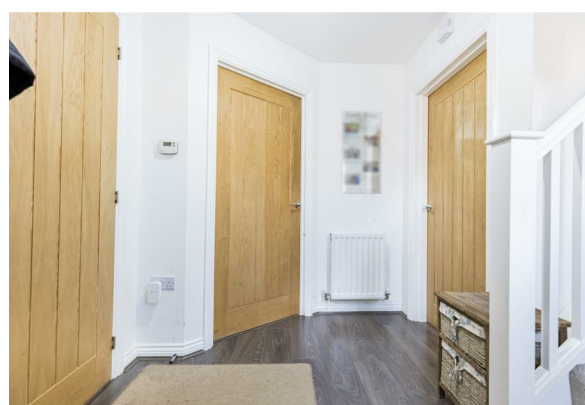
Telephone • 01371 856585
Website • www.danielbrewer.co.uk
E-mail • info@danielbrewer.co.uk

PRIORY CLOSE, FLITCH GREEN, DUNMOW
OFFERS OVER £400,000



PRIORY CLOSE FLITCH GREEN DUNMOW

Located on the popular Flitch Green development is this well-presented three bedroom link-detached family home boasting an enclosed multi-level rear garden. The ground floor accommodation comprises:- living room, kitchen, cloakroom and entrance hall. On the first floor are three bedrooms and a family bathroom. Additionally the property benefits from a carport and driveway parking.

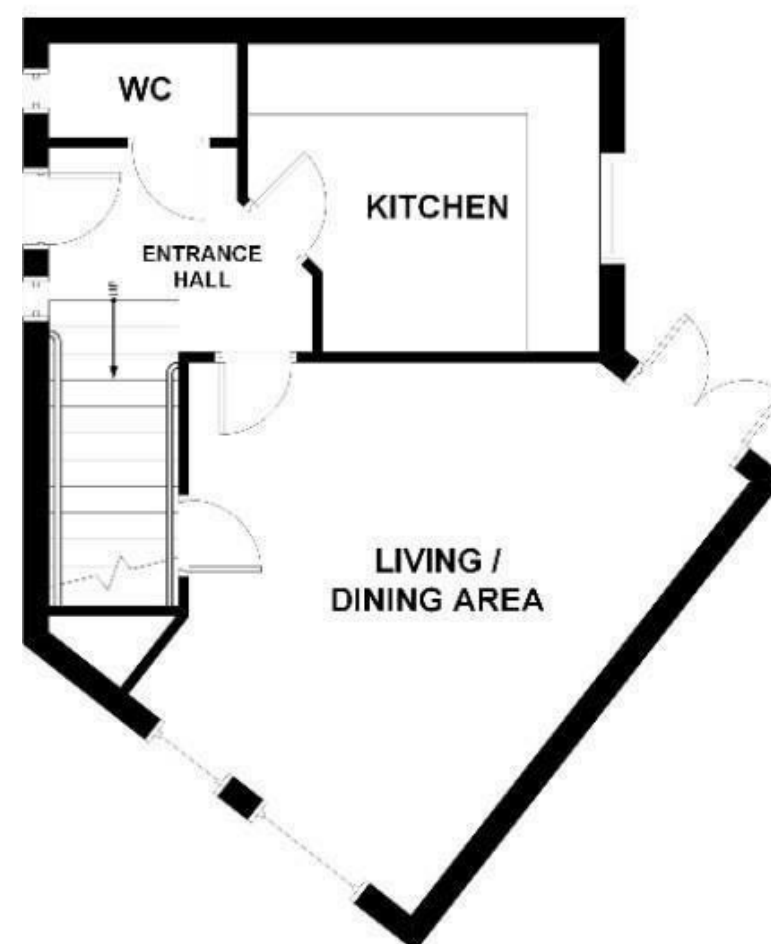


Total Approx. Floor Area:
1190 Sq. Ft.

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.





Garden

To the rear of the property is a flagstone patio area with access to the carport, multi-level garden with sleeper enclosed flowerbed, timber decking area surrounding a summer house, timber built storage shed, laid to lawn fully enclosed by timber panel fencing.

Parking

Driveway parking for two vehicles.

Additional Information

Additional fence panel access to carport. Mains gas central heating. Freehold title. Mains waste water drainage. partly boarded loft. Oversized storage cupboard under stairway.

- **Link-Detached Family Home**
- **Three Bedrooms**
- **Enclosed Rear Garden**
- **Carport Driveway Parking for Two Vehicles**
- **Kitchen**
- **Living Room**
- **Cloakroom**
- **Bathroom**
- **Quiet Close On The Popular Flitch Green Development**

Entrance Hall

UPVC front door to front aspect with frosted double glazed UPVC window, double glazed UPVC window to front aspect, stairs to first floor landing, laminate flooring, wall mounted radiator, ceiling mounted light fixture. Doors to: WC, Living Room, Kitchen.

Kitchen

11'5" x 10'2" (3.5m x 3.1m)

Double glazed UPVC window to rear aspect, various base and eye level units with speckled quarts worksurface, access to the gas boiler, Zanussi four ring gas hob with extractor fan overhead, Zanussi double fan oven, integrated fridge freezer, integrated dish washer, integrated washing machine, pull out bin, pull out pantry, wall mounted radiator, porcelain

tile flooring, inset spotlights, various power points.

Living Room

17'8" x 17'4" (5.4m x 5.3m)

Double glazed UPVC windows to front aspect, double glazed UPVC French door to rear aspect, access to under stairs storage, wall mounted radiators, laminate flooring, ceiling mounted light fixture, 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, wall mounted radiator, porcelain tile flooring, ceiling mounted light fixture, extractor fan.





First Floor Landing

11'1" x 7'6" (3.4m x 2.3m)

Carpeted stairway with painted timber bannister, painted post & rail timber balustrade, access to loft, access to storage cupboard, carpeted flooring, Doors to: Bedrooms, Family Bathroom.

Principal Bedroom

10'9" x 10'5" (3.3m x 3.2m)

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

Bedroom Two

14'1" x 10'9" (4.3m x 3.3m)

Double glazed UPVC window to rear aspect, wall mounted radiator, carpeted flooring,

ceiling mounted light fixture, various power points.

Bedroom Three

13'1" x 6'10" (4.0m x 2.1m)

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

Family Bathroom

Double glazed UPVC frosted window to front aspect, three-piece suite, low level WC, wall mounted wash hand basin with mixer tap, UPVC panel enclosed bath with handheld attachment & glass screen, wall mounted heated towel rail, porcelain tile flooring, partially tiled walls, inset spotlight, shaver port, extractor fan.

