



Disclaimer

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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.

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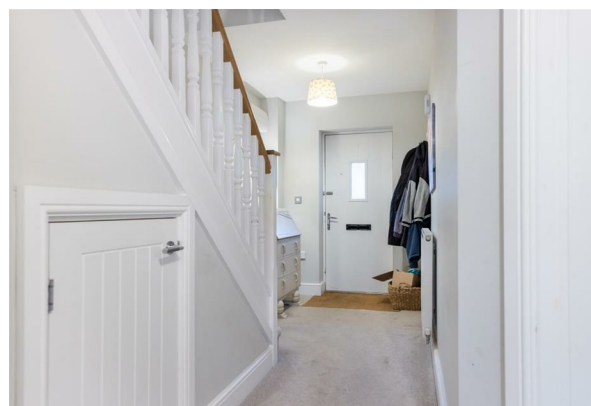
BURNS WAY, THAXTED, DUNMOW

£525,000

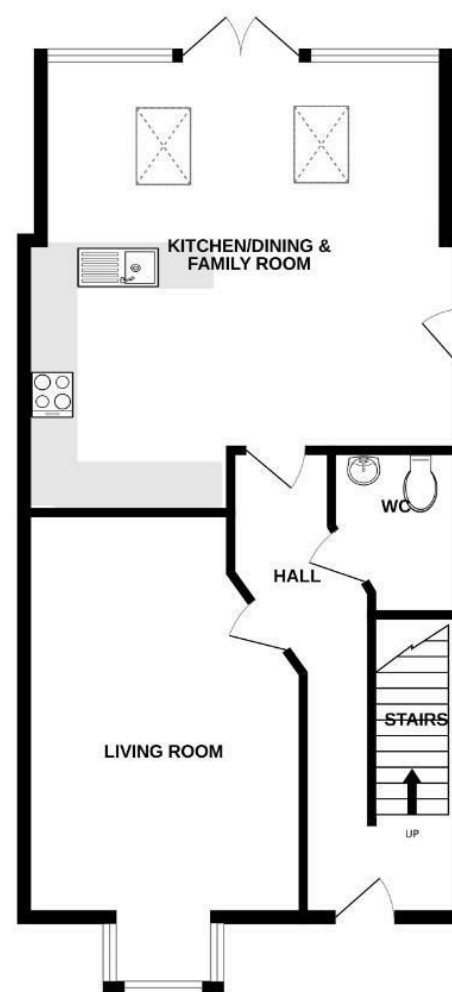


BURNS WAY THAXTED DUNMOW

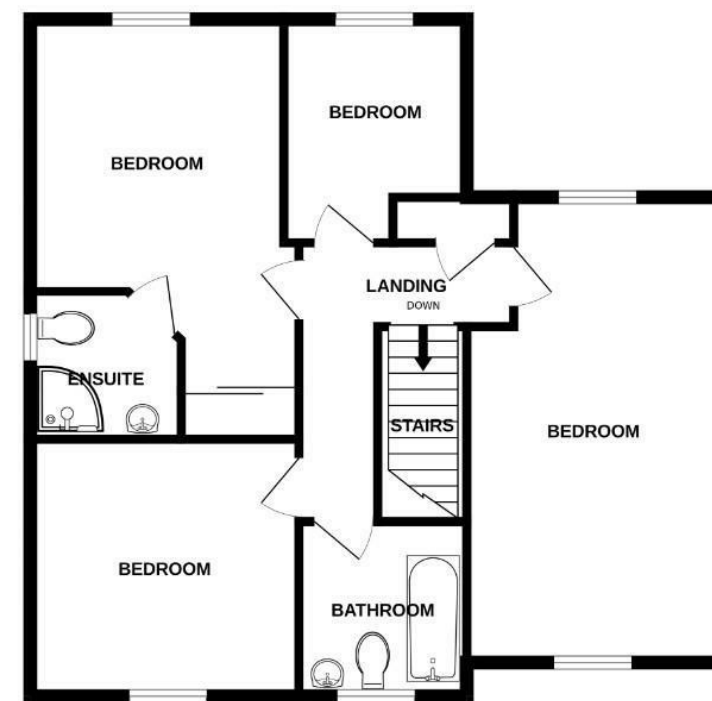
Daniel Brewer are pleased to present this four bedroom link-detached family home offering a modern living layout with a high specification finish. The accommodation spans over two floors with the ground floor comprising:- living room, kitchen/dining/family room, cloakroom & entrance hall. The first floor offers four bedrooms, with ensuite facilities to the principal, as well as an airing cupboard & loft storage. Externally the property boasts parking for three vehicles with carport, a single garage and an enclosed rear garden.



GROUND FLOOR
682 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR
746 sq.ft. (69.3 sq.m.) approx.



TOTAL FLOOR AREA : 1427 sq.ft. (132.6 sq.m.) approx.
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enclosed bath with mixer tap, wall mounted heated towel rail, partially tiled walls, inset spotlights, shaver port, extractor fan.

Gardens

Directly to the rear of the house is a stone paved patio area with a stone paved pathway leading to the garage side door & wooden side gate access to the driveway, the garden also has a secondary wooden side gate leading to the front of the property, the remainder of the garden is laid to lawn with various sleeper enclosed flowerbeds with mature trees and bushes all enclosed by wood panel fencing.

Garage, Carport & Parking

Parking for three vehicles with undercover parking and a single garage. the single garage boasts side pedestrian access door & aluminium up and over door.

Additional Information

Mains waste water drainage, gas central heating, fibre to the premises internet.

- **Four Double Bedroom Home**
- **Link Detached Home**
- **Carport**
- **Open-Plan Kitchen/Dining/Family Room**
- **Living Room**
- **Ensuite Facilities To Principal**
- **Family Bathroom & WC**
- **Enclosed Rear Garden**
- **Single Garage**
- **Sought After Location**

Entrance Hall

11'9" x 9'10" (3.6m x 3.0m)

Entrance via UPVC door with frosted double glaze windows, stairs to first floor landing, access to under stairs storage, access to fuse box, inbuilt matted area, wall mounted radiator, carpeted flooring, ceiling mounted light fixture Doors to: WC, Kitchen/Diner & Living Room.

WC

Low level WC, wall mounted wash hand basin with mixer tap and splashback tiling, wall mounted radiator, ceiling mounted light fixture, tiled flooring, extractor fan.

Living Room

16'4" x 11'5" (5.0m x 3.5m)

Square bay double glazed UPVC window to front

aspect, wall mounted radiators, carpeted flooring, ceiling mounted light fixtures, various power points.

Kitchen/Dining/Family Room

18'4" x 16'4" (5.6m x 5.0m)

Partially glazed UPVC door to side aspect, double glazed UPVC French doors to rear aspect, double glazed timber Velux windows to rear aspect, double glazed UPVC windows to rear aspect, central partition between kitchen/dining area, various base and eye level units with timber effect worksurfaces over, four-ring induction hob with extractor fan overhead, integrated NEF double fan oven, full height integrated fridge-freezer, space for washing machine, NEF integrated dishwasher, pull-out bins, wall mounted radiators, ceramic tile flooring, inset spotlights, ceiling mounted light fixture, various power points.





First Floor Landing

Carpeted stairway with timber post and rail handrail, access to loft, access to airing cupboard with gas boiler, post and rail timber balustrade, wall mounted radiator, ceiling mounted light fixture, Doors to: Bedrooms & Family Bathroom

Principal Bedroom

15'5" x 11'5" (4.7m x 3.5m)
Double glazed UPVC window to rear aspect, inbuilt mirrored wardrobe, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, TV point, various power points. Door to: En-Suite

En-Suite

Frosted double glazed UPVC window to side aspect, three-piece suite, floating vanity wash hand basin with low level storage and mixer tap, low level WC, corner tiled enclosed shower with glass screen, wall mounted heated towel rail, ceramic tiled flooring, partially tiled walls, inset spotlights, shaver port.

Bedroom Two

18'4" x 10'2" (5.6m x 3.1m)
Double glazed UPVC windows to front & rear aspect, wall mounted radiators, carpeted flooring, ceiling mounted light fixture, TV point, various power points.

Bedroom Three

11'5" x 10'2" (3.5m x 3.1m)
Double glazed UPVC windows to front aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, TV point, various power points.

Bedroom Four

9'6" x 7'6" (2.9m x 2.3m)
Double glazed UPVC window to rear aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, TV point, various power points.

Family Bathroom

Frosted double glazed UPVC window to front aspect, three-piece suite, low level WC, floating vanity wash hand basin with low level storage and mixer tap, UPVC panel

