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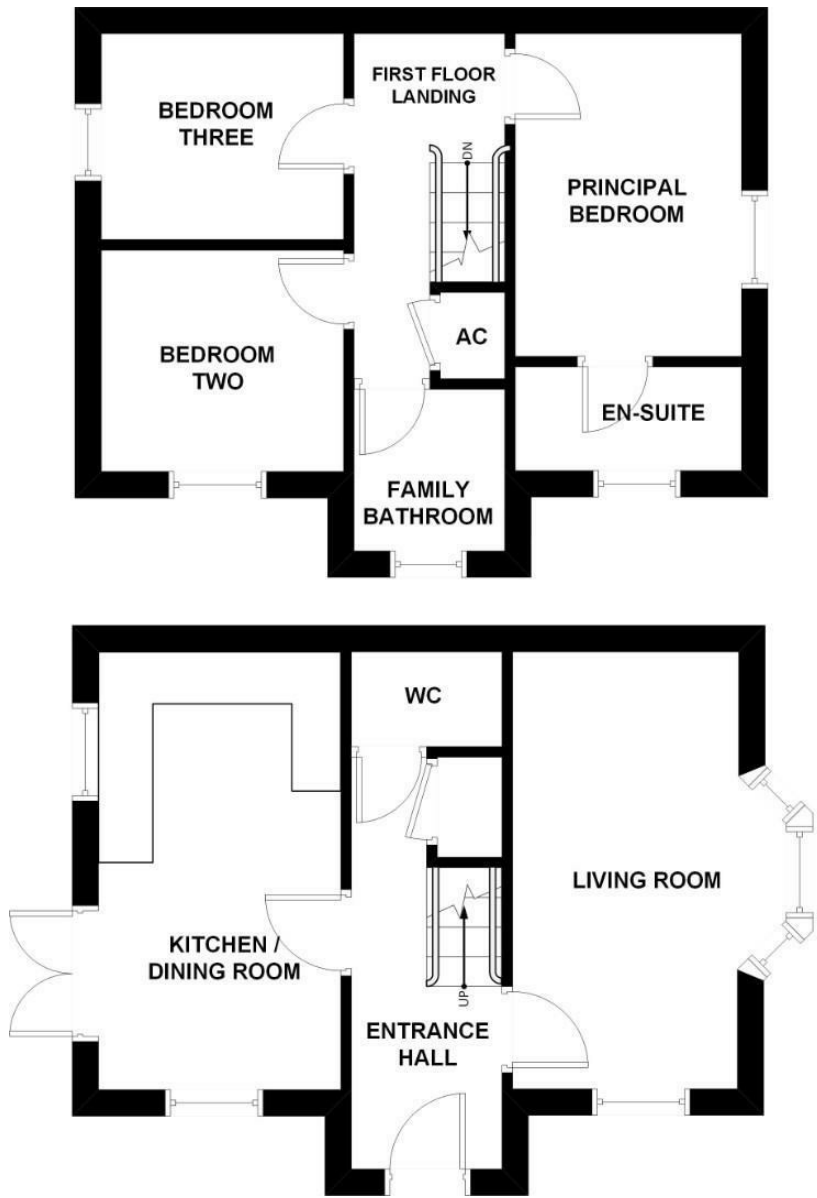
and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

PINEY BROOK DRIVE, DUNMOW, ESSEX
OFFERS OVER £425,000



**PINCEY BROOK DRIVE
DUNMOW
ESSEX**

Finished to a high standard throughout is this three bedroom detached family home located on a thriving development in Great Dunmow boasting carport driveway parking and a generous 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.



Family Bathroom

Frosted double glazed UPVC window to front, three-piece suite comprising: low level WC, pedestal wash hand basin with mixer tap, panel enclosed UPVC bath with mixer tap; tiled floors, tiled walls, wall mounted heated towel rail, inset spotlights, shaver port, extractor fan.

Garden

Accessed through a timber pedestrian gate via the carport, the garden features a stone-paved patio area with sleeper-retained flower beds. The remainder is laid to artificial lawn and includes a timber storage shed. The garden is fully enclosed by timber panel fencing and a brick wall.

Carport Driveway

Undercover carport parking for two vehicles.

Additional Information

Partly boarded loft, gas central heating, internet provisioning working from home, mains waste water drainage. Freehold title.

- Link Detached Family Home
- Three Double Bedrooms
- Generous Rear Garden
- Carport Parking for Two Vehicles
- En-Suite & Family Bathroom
- Kitchen / Dining Room
- Living Room
- Cloakroom
- New Build Warranty Remaining
- Well Presented Modern Home

Entrance Hall

15'5" x 6'2" (4.7m x 1.9m)

Entrance via UPVC door to front aspect, laminate flooring, fitted under stairs storage, wall mounted radiator, ceiling mounted light fixture. Stairs to first floor.

Cloakroom

Low level WC, cornet wash hand basin with mixer tap, laminate flooring, wall mounted radiator, partly tiled walls, ceiling mounted light fixture, extractor fan.

Kitchen / Dining Room

15'8" x 10'2" (4.8m x 3.1m)

UPVC French doors and windows to side aspect, double glazed UPVC window to front aspect, various base and eye level units with wood effect work surfaces over; integrated dish washer, single unit sink with mixer tap, integrated washing machine, double electric fan oven, four ring Zanussi gas hob with extractor fan over; laminate flooring, wall mounted radiator, ceiling mounted light fixture, inset spotlights.

Living Room

16'0" x 9'6" (4.9m x 2.9m)

Double glazed UPVC bay window to side aspect, window to front aspect, laminate flooring, wall mounted radiator, ceiling mounted light fixtures, various power points.





First Floor Landing

12'5" x 6'2" (3.8m x 1.9m)

Accessed via carpeted stairway with timber post and rail bannister; post and rail balustrade, carpeted flooring, access to loft, access to airing cupboard, wall mounted radiator, ceiling mounted light fixture, various power points.

Principal Bedroom

10'9" x 9'6" (3.3m x 2.9m)

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

En-Suite

Frosted double glazed UPVC window to front, three-piece suite comprising: low level WC, pedestal wash hand basin with mixer tap, tile enclosed shower with sliding glass door; tiled floors, tiled walls, storage cabinet, wall mounted heated towel rail, inset spotlights, shaver port, extractor fan.

Bedroom Two

10'5" x 7'10" (3.2m x 2.4m)

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

Bedroom Three

10'5" x 7'10" (3.2m x 2.4m)

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

