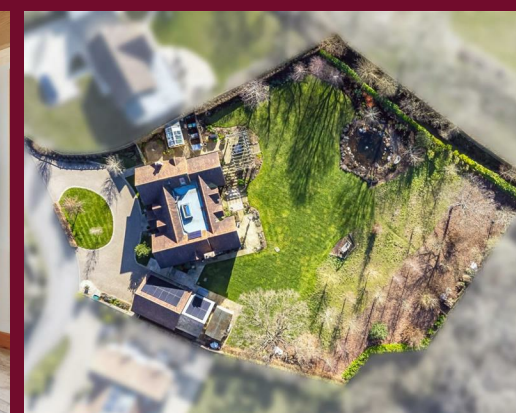
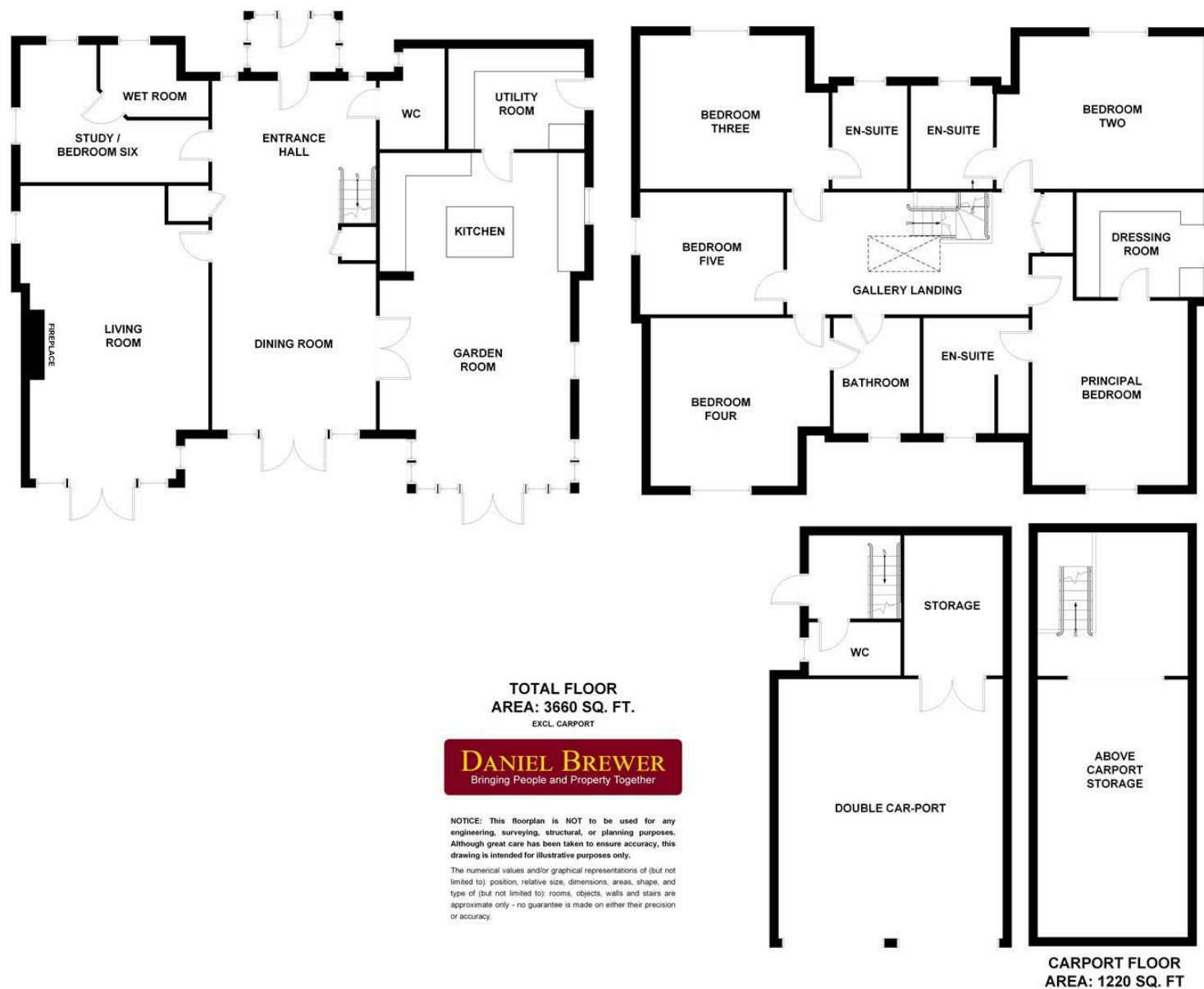


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Disclaimer

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.

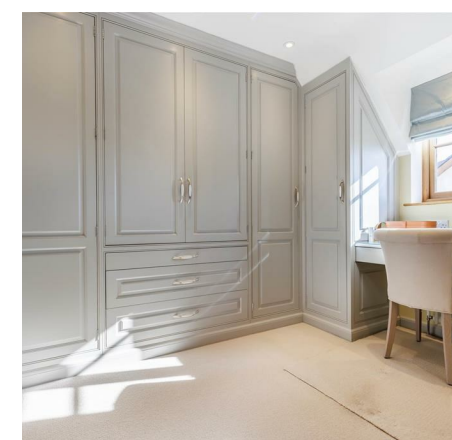
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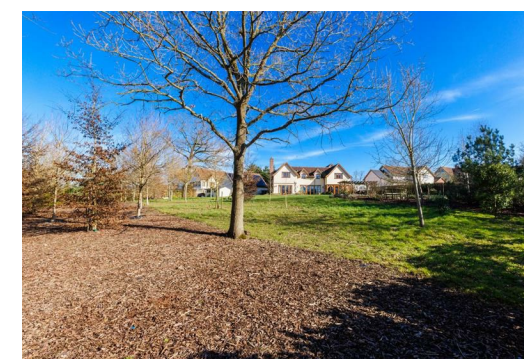
GRACES LANE, DUNMOW, ESSEX

OFFERS OVER £1,350,000



GRACES LANE DUNMOW ESSEX

Set within approximately half an acre is this substantial five/six bedroom detached executive home situated on a private road of seven homes located on the cusp of Great Dunmow. In brief the accommodation is split over two floors with the ground floor comprising: entrance porch, hallway/dining room, cloakroom, study, wet room, living room, kitchen area, breakfast/garden area & utility room. On the first floor there are five double bedrooms with en-suite and dressing facilities to the principal bedroom and en-suite facilities to bedrooms two & three. Externally the property benefits from a double bay cart lodge with W.C, entrance hall & room above, a horseshoe driveway and landscaped gardens.





Additional Information
Solar Panels With Three 7KWH Battery Storage
Mains Drainage
Gas Central Heating
Fibre Broadband
Underfloor Heating Throughout The Ground Floor

- **Five/Six Double Bedrooms**
- **Detached Executive Family Home**
- **Double Bay Cart Lodge With Horseshoe Driveway**
- **Approximately Half An Acre Plot**
- **Room Above Garage With Separate Entrance Area & W.C**
- **3.660 Sq. Ft.Of Accommodation (Approx.)**
- **Modern Living Layout**
- **High Specification Finish**
- **Three En-Suites, Family Bathroom And Dressing Room**
- **Private Road Of Seven Luxury Homes**

Entrance Porch
7'6" x 5'2" (2.3m x 1.6m)
Solid timber door, double glazed windows to various front aspects, timber oak beams, timber roof, bespoke timber storage/seating units, engineered oak flooring & mat, ceiling mounted light fixture.

Entrance Hall/Dining Room
32'1" x 15'1" (9.8m x 4.6m)
Double glazed timber windows to rear & front aspects, double glazed timber French doors to rear aspect, timber stairs to the first floor landing, access to under stairs storage with underfloor heating manifold, access to coat storage area, exposed oak beams, underfloor heating, engineered oak flooring, wall mounted light fixtures, ceiling mounted light fixtures, various power points, TV point. Doors to: WC, study, living room. Double doors to: kitchen.

Cloakroom
Double glazed frosted timber window to side aspect, low level WC, bespoke granite worktop with circular glass bowl and feature mixer tap, exposed timbers, underfloor heating, engineered oak flooring, wall mounted light fixtures, inset spotlights, various power points, extractor fan.

Study / Bedroom Six
17'0" x 12'5" (5.2m x 3.8m)
Double glazed timber windows to front & side aspects, integrated speaker system, exposed timbers, underfloor heating, engineered oak flooring, inset spotlights, wall mounted light fixtures, various power points. Door to: wetroom.

Wet Room
Double glazed frosted timber window to front aspect, three-piece suite, low level WC, wall mounted shower, wall mounted wash hand basin with mixer tap, wall mounted heated towel rail, exposed timbers, tiled walls, underfloor heating, vinyl flooring, inset spotlights, extractor fan.

Living Room
26'6" x 16'4" (8.1m x 5.0m)
Double glazed timber windows to side & front aspect, double glazed timber French doors to rear aspect, fireplace with slate hearth, timber mantelpiece and brick surround with log burning stove, bespoke storage unit, exposed oak beams, integrated speaker system, underfloor heating, engineered oak flooring, wall mounted light fixtures, inset spotlights, various power points, TV point.

Kitchen Area
19'0" x 12'9" (5.8m x 3.9m)
Double glazed timber window to side aspect, bespoke kitchen by Knights Country Kitchens, various base and eye level units with black granite worksurfaces over, Fisher & Paykel integrated double dishwasher, inset ceramic butler sink with Quooker hot water tap, walk-in pantry cupboard, full height integrated fridge, full height integrated freezer, Miele induction six ring hob with extractor fan over, Miele steam oven, fan oven & warming draw, pull-out bins, corner storage, central island unit with breakfast bar seating for four people, double unit drinks cooler, inset ceramic sink with mixer tap, exposed timbers, underfloor heating, stone effect porcelain tiled flooring, ceiling mounted light fixture, various power points. Opening to: breakfast/garden area. Door to: utility room.

Breakfast/Garden Area
19'0" x 17'4" (5.8m x 5.3m)
Double glazed timber windows to side & rear aspects, double glazed French doors to rear aspect, integrated speaker system, exposed timbers, exposed brickwork, underfloor heating, stone effect porcelain tiled flooring, ceiling mounted light fixture, wall mounted light fixtures, inset spotlights, various power points.

Utility Room
12'5" x 9'2" (3.8m x 2.8m)
Double glazed timber door to side aspect, various base and eye level units with black granite worksurfaces, ceramic sink with mixer tap, space for washing machine & tumble drier, bespoke seating, bespoke seating area, media cupboard with server rack, access to Worcester gas boiler, exposed timbers, access to fuse box & utility board, stone effect porcelain tiled flooring, underfloor heating, various power points.

Galleried Landing
21'11" x 11'1" (6.7m x 3.4m)
Double glazed roof lantern, timber stairs, post & rail oak balustrade, access to a double unit airing cupboard, oak flooring, feature light fixture, wall mounted radiator, wall mounted light fixtures, inset spotlights, various power points. Doors to: bedrooms, family bathroom.

Principal Bedroom
20'8" x 14'1" (6.3m x 4.3m)
Double glazed timber window to rear aspect, partially vaulted ceilings, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, wall mounted light fixture, various power points. Door to: dressing room & en-suite





Dressing Room

11'5" x 9'6" (3.5m x 2.9m)
Double glazed timber window to side aspect, various inbuilt storage units, dressing table, access to loft, wall mounted radiator, carpeted flooring, inset spotlight, various power points.

En-Suite

Double glazed timber window to rear aspect, four-piece suite, walk in shower with glass screen & rainfall head, low level WC, oval bath with mixer tap and shower attachment, Neptune vanity wash hand basin with low level storage & mixer tap, fired earth tiled flooring, partially tiled walls, wall mounted light fixture, inset spotlights, shaver port, extractor fan.

Bedroom Two

19'0" x 16'8" (5.8m x 5.1m)
Double glazed timber window to front aspect, vaulted ceilings, inbuilt storage, wall mounted radiator, carpeted flooring, ceiling mounted light fixtures, wall mounted light fixture, various power points. Door to: en-suite

En-Suite

Double glazed frosted timber window to front aspect, three-piece suite, low level WC, floating vanity wash hand basin with mixer tap & splashback tiling, corner tile enclosed shower with sliding glass door, wall mounted heated towel rail, feature inset glass shelving display unit, inset spotlights, shaver port, extractor fan.

Bedroom Three

17'0" x 13'9" (5.2m x 4.2m)
Double glazed timber window to front aspect, inbuilt storage, wall mounted radiator, carpeted flooring, wall mounted light fixture, inset spotlights, various power points. Door to: en-suite.

En-Suite

Frosted double glazed timber window to front aspect, three-piece suite, low level WC, floating vanity wash hand basin with mixer tap & splashback tiling, tile enclosed corner shower with sliding glass door, wall mounted heated towel rail, engineered oak flooring, wall mounted light fixtures, inset spotlights, shaver port, extractor fan.

Bedroom Four

16'4" x 15'1" (5.0m x 4.6m)
Double glazed timber window to rear aspect, wall mounted radiator, carpeted flooring, wall mounted light fixture, inset spotlights, various power points. Door to: family bathroom.

Family Bathroom

Double glazed timber window to rear aspect, Jack & Jill bathroom, four-piece suite, low level WC, pedestal wash hand basin with mixer tap, corner tiled enclosed shower with sliding glass door and rainfall head, oval bath with mixer tap and shower attachment, inset mirror, tiled flooring, wall mounted light fixture, inset spotlights, extractor fan.

Bedroom Five

13'1" x 11'1" (4.0m x 3.4m)
Double glazed timber window to side aspect, access to loft, wall mounted radiator, carpeted flooring, wall mounted light fixture, inset spotlights, various power points.

Horseshoe Driveway

To the front of the property is a horseshoe driveway providing parking for several vehicles leading to the double bay cart lodge.

Double Bay Cart Lodge With Additional Space

To the side of the property is a double bay cart lodge with a storage area accessed via double doors. A single door to the side aspect provides access to an entrance hall with separate W.C and a staircase leading to the room above. The room above benefits from a window to front aspect, power and lighting.

Front Gardens

Enclosed by a hedgerow is a laid to lawn front garden with various mature trees & shrubs throughout.

Rear Garden

Accessed via a side timber pedestrian gate the rear garden has a central lawn, timber pergola with climbing vines, flagstone patio & entertaining spaces to the immediate rear of the property, a pond with water features, bordering flower beds with mature trees, shrubs & bushes. To the rear of the garden is a wooded area with a laurel hedgerow, the plot is enclosed with timber panel or timber post and rail fencing, the garden further benefits from a green house, side access via a timber gate, external power points, water tap and lighting.

