

# DANIEL BREWER

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## LINDSELL, DUNMOW

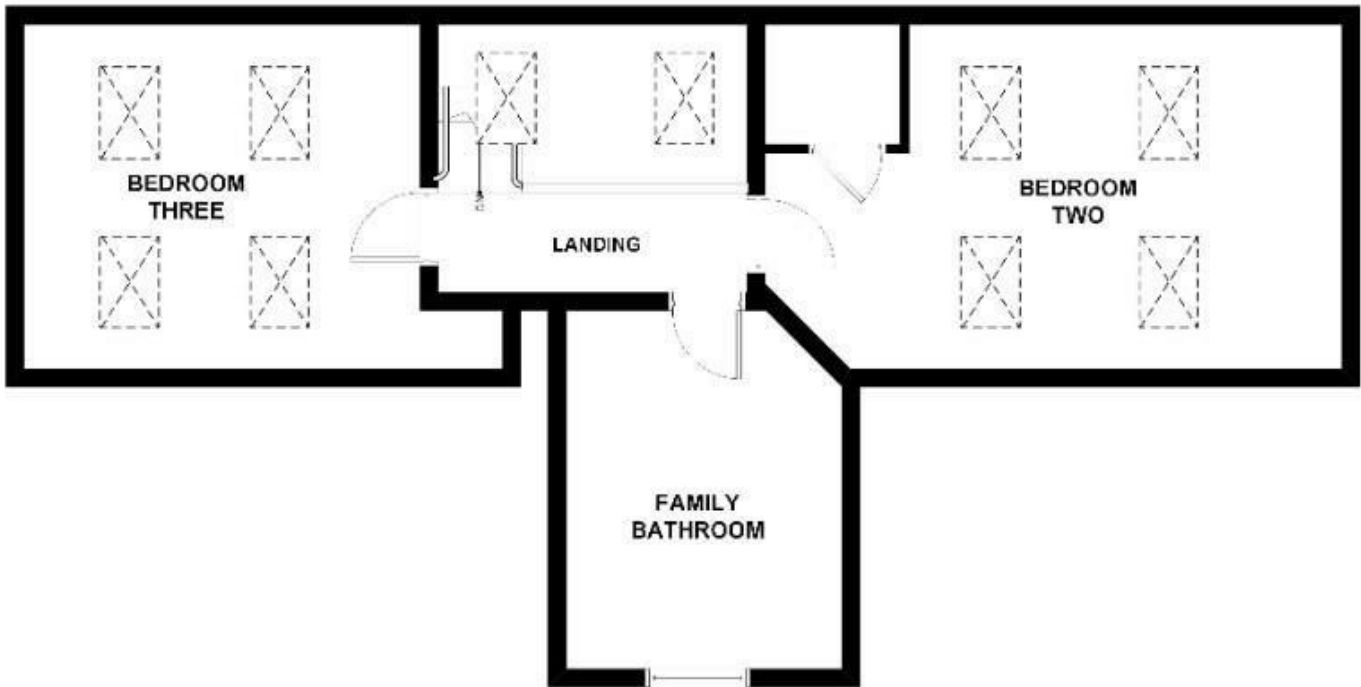
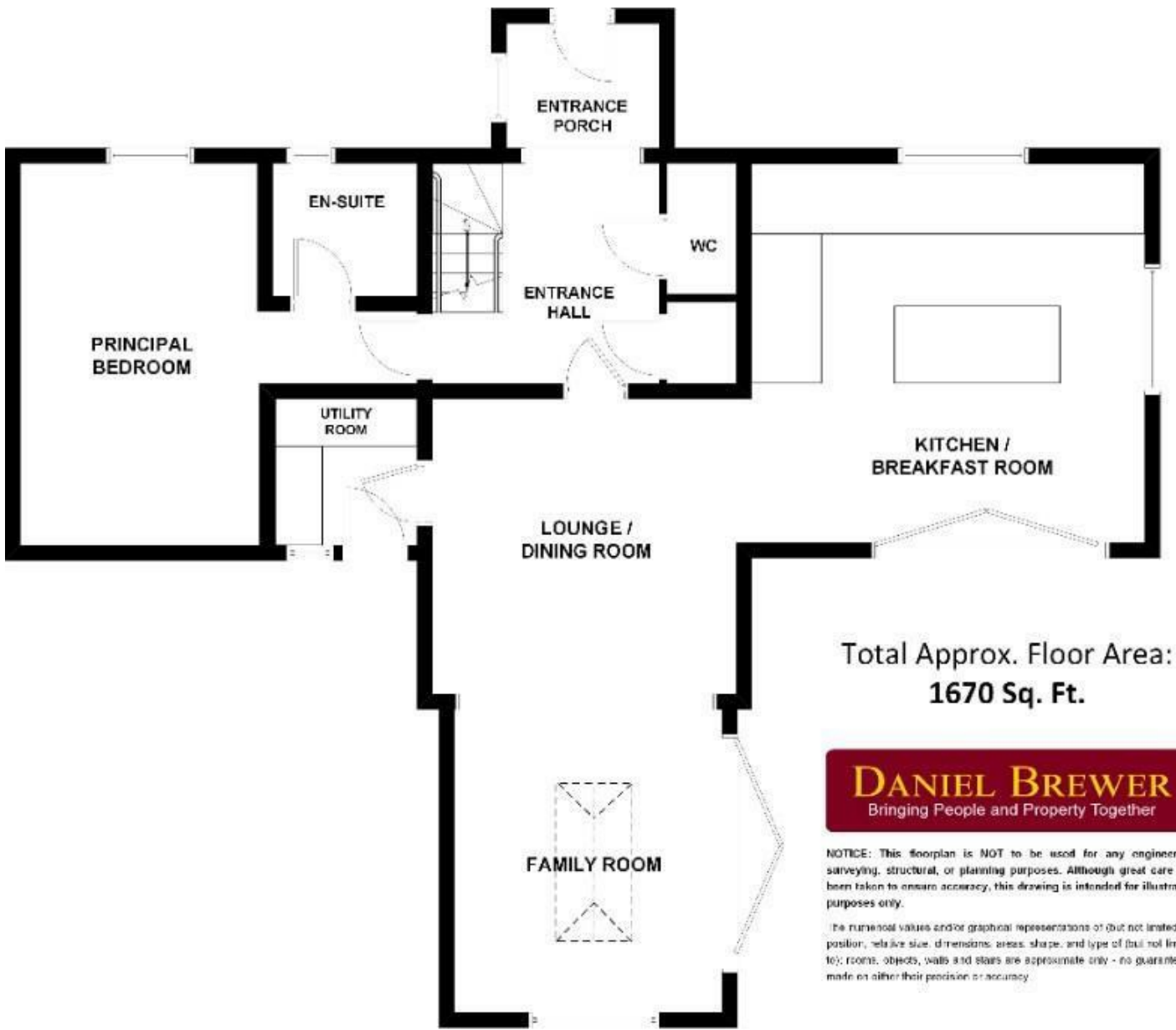
### OFFERS OVER £700,000





## LINDSELL DUNMOW

Set at the end of a private drive in the popular village of Lindsell is this newly converted detached chalet boasting three double bedrooms with two fitted en-suites, high specification open plan living areas, and exquisite farmland vistas. The ground floor accommodation comprises: Entrance Hall, Cloakroom, Lounge, Open Plan Kitchen / Breakfast Area, Living Room / Dining Room, Family Room, Utility Room, and Principal Bedroom with En-suite.. To the first floor is an open landing leading to: two additional double bedrooms and four-piece family bathroom. Externally, benefits include: driveway parking for multiple vehicles with single timber built garage, and a private rear garden laid to lawn.







**Single Garage and Driveway Parking**

To the front aspect is shingle driveway parking for 4/5 vehicles with an additional detached single garage with timber doors, power, and lighting to the side aspect.

**Rear Garden**

With various external accesses, a sizeable private rear garden is present to the rear aspect with a large rear patio leading to a garden laid to lawn with bordering saplings, all enclosed by timber post-and-rail fencing.

**Additional Information**

The property benefits from a comprehensive central heating system provisioned via an air-source heat-pump, with per-room/zone temperature control; CAT 6 wiring, fibre to the premises internet with either Gigaclear or BT, and a private waste treatment plant. The property further benefits from solid oak fixtures and fittings including skirting boards, and internal and external doors.

- No Onward Chain
- Newly Constructed Detached Home
- Three Double Bedrooms
- En-suite Facilities to Principal Bedroom
- Open Plan Kitchen / Breakfast Area
- Living Room / Dining Area
- Additional Family Room & Utility Room
- Single Garage & Driveway Parking
- Private Rear Garden
- Desirable Village Location

**Entrance Porch**

6'6" x 5'2" (2.0m x 1.6m)

Entrance via solid timber front door with double glazed window to side aspect, wood laminate flooring, inset spotlight. Opening to:

**Entrance Hall**

13'1" x 9'6" (4.0m x 2.9m)

Access to plantroom, tiled flooring, stairs to first floor landing, underfloor heating, inset spotlights, ceiling mounted light fixture, various power points. Doors to: Cloakroom, Living / Dining Area, and Principal Bedroom.

**Cloakroom**

Low level WC, vanity wash hand basin with mixer tap and splashback tiling, tile flooring, partly tiled walls, inset spotlights, extractor fan.

**Kitchen / Breakfast Area**

16'8" x 16'0" (5.1m x 4.9m)

Double glazed bi-folding doors to rear aspect, double glazed windows to front and side aspects, various

hand-crafted base and eye level units with Quartz work surfaces over, one and half unit ceramic sink with Quooker multifunction tap and drainer unit, triple oven range cooker with five ring gas hob and extractor fan over, Neff integrated microwave, integrated dishwasher, integrated washing machine, integrated fridge / freezer, large in-built pantry cupboard; island unit with base level storage and oak worksurfaces boasting breakfast bar seating for four people; underfloor heating, tiled flooring, inset spotlights, various power points, TV point.

**Living / Dining Area**

13'1" x 12'5" (4.0m x 3.8m)

Tile flooring, underfloor heating, inset spotlights, various power points, TV point.

**Family Room**

12'9" x 11'5" (3.9m x 3.5m)

Double glazed bi-folding doors to side aspect, double glazed aluminium window to rear aspect, feature pitched pyramid skylight / roof window, tile flooring, underfloor heating, inset spotlights, various power points, TV point.







### Utility Room

6'2" x 6'2" (1.9m x 1.9m)

Oak stable-style door and double glazed aluminium window to rear aspect, various base and eye level units with oak work surfaces over, circular ceramic sink and mixer tap, wood laminate flooring, underfloor heating, inset spotlights, various power points, extractor fan.

### Principal Bedroom

16'4" x 10'2" (5.0m x 3.1m)

Double glazed aluminium window to front aspect, carpeted flooring, inset spotlights, various power points, TV point. Door to:

### En-suite

Frosted double glazed aluminium window to front aspect, three-piece suite comprising: vanity wash hand basin with mixer tap, low level WC, rainfall shower with handheld attachment; vinyl flooring, powered mirror, tiled walls, inset spotlight, extractor fan,

### First Floor Landing

Access via oak stairway with oak banister, two double glazed Velux windows to front aspect, multi-level carpeted flooring, inset spotlights, various power points.

### Bedroom Two

20'8" x 12'1" (6.3m x 3.7m)

Four double glazed Velux windows to both front and rear aspects, carpeted flooring, eaves storage, access to wardrobe, two wall mounted radiators, inset spotlights, various power points, TV point.

### Bedroom Three

16'8" x 12'5" (5.1m x 3.8m)

Four double glazed Velux windows to both front and rear aspects, carpeted flooring, eaves storage, access to wardrobe, two wall mounted radiators, inset spotlights, various power points, TV point.

### Family Bathroom

Double glazed aluminium window to rear aspect, four-piece suite comprising: vanity wash hand basin with stainless steel mixer tap and Quartz surfaces, low level WC, tile enclosed shower with rainfall and handheld attachments and sliding glass door, tile enclosed corner bath with mixer tap; wall mounted heated towel rail, electric underfloor heating, tiled flooring, powered mirror, inset spotlight, extractor fan,

