

# DANIEL BREWER

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1-12 VENMORE COURT, DUNMOW, CM6 1HH  
PRICES FROM £550,000









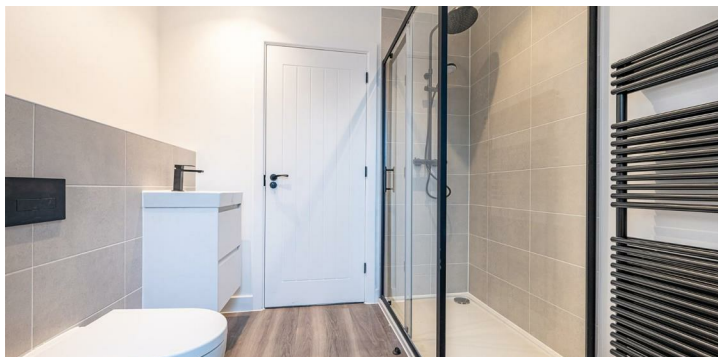
# 1-12 VENMORE COURT

DUNMOW, CM6 1HH

- Private Complex Of Three/Four & Five Bedroom Homes
- Landscaped Gardens
- 10 Year New Build Warranties
- Siemens Appliances
- Fitted Wardrobes
- Walking Distance To Great Dunmow Town Centre
- Carports & Driveway Parking
- Fully Fitted Bespoke ROK Kitchens
- En-Suites & Family Bathrooms
- Amtico Flooring & Fitted Carpets

Located in the centre of the thriving market town of Great Dunmow is this private complex of twelve luxury homes with a range of three/four and five bedrooms. The properties offer a modern living style with a high specification finish and an abundance of natural light. Externally the properties boast landscaped gardens, driveway parking and carports. The developer is offering stamp duty contributions on all remaining properties.

PRICES FROM £550,000



**Plot 1 Dimensions £685,000** 19' x 8'1" (5.79m x 2.46m)

Entrance Hall  
Study :- 10'1" x 9'2" (3.07m x 2.79m)  
Kitchen/Breakfast Room :- 14'5" x 9'1" (4.39m x 2.77m)  
Lounge/Dining Room :- 26'6" x 11'9" (8.08m x 3.58m)  
Cloakroom  
First Floor Landing  
Principla Bedroom :- 14'4" x 9'10" (4.37m x 3.00m)  
En-Suite  
Bedroom Two :- 15'1" x 11'3" (4.60m x 3.43m)  
En-Suite  
Bedroom Three :- 18'1" x 6'7" (5.51m x 2.01m)  
Bedroom Four :- 19' x 8'1" (5.79m x 2.46m)  
Family Bathroom

**Plot 2 Dimensions £565,000**  
16'6" x 12'8" (5.03m x 3.86m)

Entrance Hall  
Cloakroom  
Kitchen/Dining Room :- 16' x 9'5" (4.88m x 2.87m)  
Sitting Room :- 16'6" x 11'7" (5.03m x 3.53m)  
First Floor Landing  
Principal Bedroom :- 15'1" x 11'3" (4.60m x 3.43m)  
En-Suite  
Bedroom Two :- 16'6" x 12'6" (5.03m x 3.81m)  
Bedroom Three :- 16'6" x 12'8" (5.03m x 3.86m)  
Family Bathroom

**Plot 5 Dimensions £700,000**  
14'3" x 9'2" (4.34m x 2.79m)

Entrance Hall  
Cloakroom  
Study :- 10'1" x 9'2" (3.07m x 2.79m)  
L-Shaped Sitting/Dining Room :- 26'5" x 19'1" (8.05m x 5.82m)  
Kitchen/Breakfast Room :- 14'5" x 9'1" (4.39m x 2.77m)  
First Floor Landing  
Principal Bedroom :- 14'3" x 13'2" (4.34m x 4.01m)  
En-Suite  
Bedroom Two :- 11'8" x 10'7" (3.56m x 3.23m)  
En-Suite  
Bedroom Three :- 14'3" x 9'2" (4.34m x 2.79m)  
Bedroom Four :- 11'11" x 8'3" (4.34m x 2.79m)  
Family Bathroom

**Plot 7 & 9 Dimensions £800,000**  
14'11" x 12'0" (4.55m x 3.66m)

Entrance Hall  
Cloakroom  
Sitting Room :- 20'2" x 11'1" (6.15m x 3.38m)  
Study :- 10'1" x 6'8" (3.07m x 2.03m)  
Kitchen/Dining Room :- 21'8" x 10'1" (6.60m x 3.07m)  
First Floor Landing  
Principal Bedroom :- 11'1" x 11'1" (3.38m x 3.38m)  
Dressing Area :- 8'1" x 6'10" (2.46m x 2.08m)  
En-Suite  
Bedroom Two :- 14'11" x 10'1" (4.55m x 3.07m)  
En-Suite  
Bedroom Three :- 13'5" x 8'7" (4.09m x 2.62m)  
Family Bathroom  
Second Floor Landing  
Bedroom Four :- 14'11" x 11'1" (4.55m x 3.38m)  
Bedroom Five :- 14'11" x 12'0" (4.55m x 3.66m)  
Shower Room

**Plot 8 £570,000 & 10 £595,000 Dimensions**  
11'8" x 8'3" (3.56m x 2.51m)

Entrance Hall  
Cloakroom  
Sitting Room :- 19'10" x 10'3" (6.05m x 3.12m)  
Kitchen/Dining Room :- 19'10" x 10'2" (6.05m x 3.10m)  
First Floor Landing  
Principal Bedroom :- 14'1" x 10'3" (4.29m x 3.12m)  
En-Suite  
Bedroom Two :- 11'3" x 11'2" (3.43m x 3.40m)  
Bedroom Three :- 11'8" x 8'3" (3.56m x 2.51m)  
Family Bathroom

**Gardens**  
To the rear of the properties are landscaped gardens with extensive patio areas leading to laid lawns. The gardens are fully enclosed and benefits from side access via timber gates.

**Carports, Driveway Parking & EV Charging Points**  
All remaining plots benefit from carports with electric vehicle charging points and block paved driveways.

**Specifications**  
Air Source Heat Pump Heating System  
Underfloor Heating  
ROK Fitted Kitchens  
Integrated Appliances  
Oak Staircases  
Modern Styled Bathrooms & En-Suites  
Built-In Wardrobes  
Electric Vehicle Charging Points  
LED Light Fittings  
External Lighting  
10 Year Build Zone Warranty

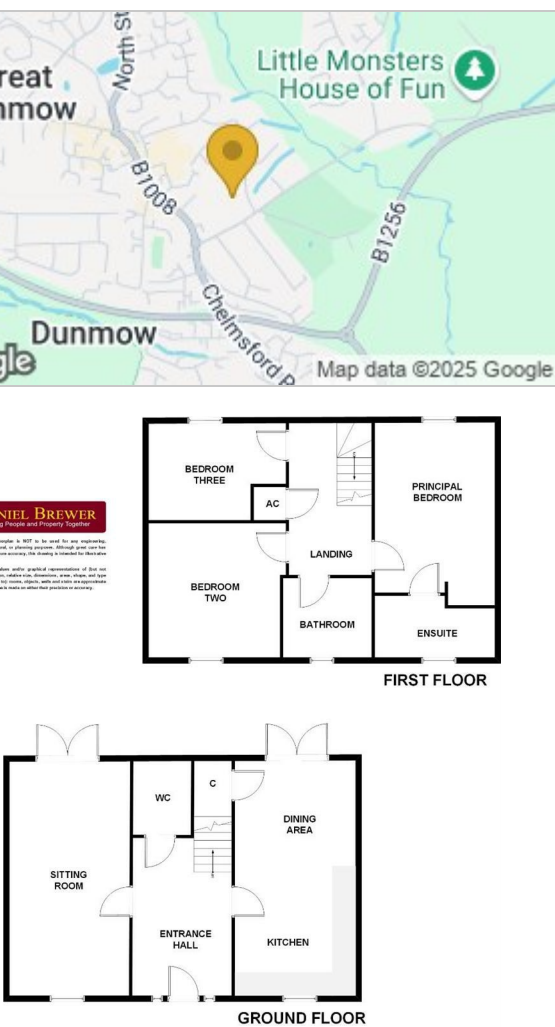
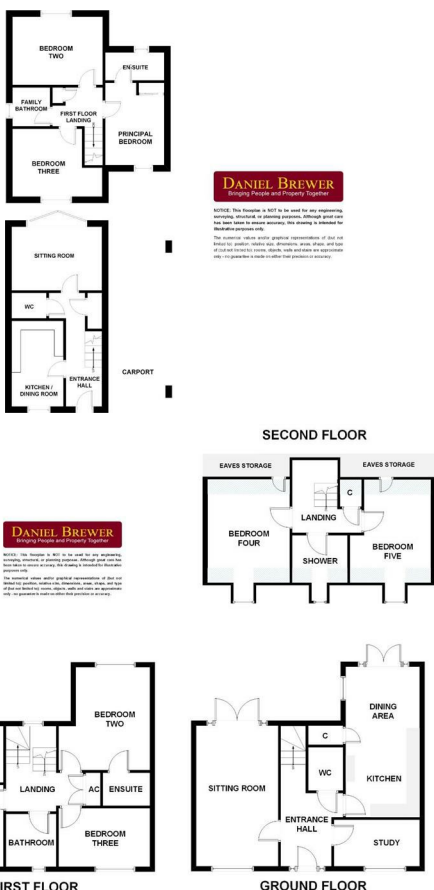
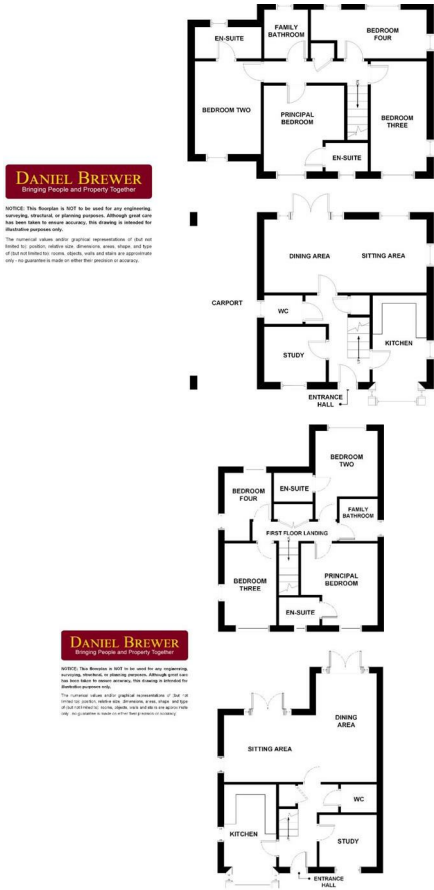
**Agents Notes**  
The internal images are of Plots 3 & Plot 7. External images are of plots 9, 8 & 5. The images are to be used for illustrative purposes only and do not constitute as the actual property you may view.

**Town Summary**  
This market town of Great Dunmow is a bustling town full of independent shops, restaurants and public houses/bars. The town centre is full of historic buildings with some stunning seating areas which include the renowned “Doctors Pond” at Talberds Ley. Some of Great Dunmow’s facilities include:- leisure centre, various additional gyms, supermarkets, fantastic primary & secondary schools, parks etc. The town offers fantastic transport links to Stansted Airport, Chelmsford City and Bishop’s Stortford.





Floor Plans



Viewing

Please contact our Great Dunmow Office on 01371 856585 if you wish to arrange a viewing appointment for this property or require further information.

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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