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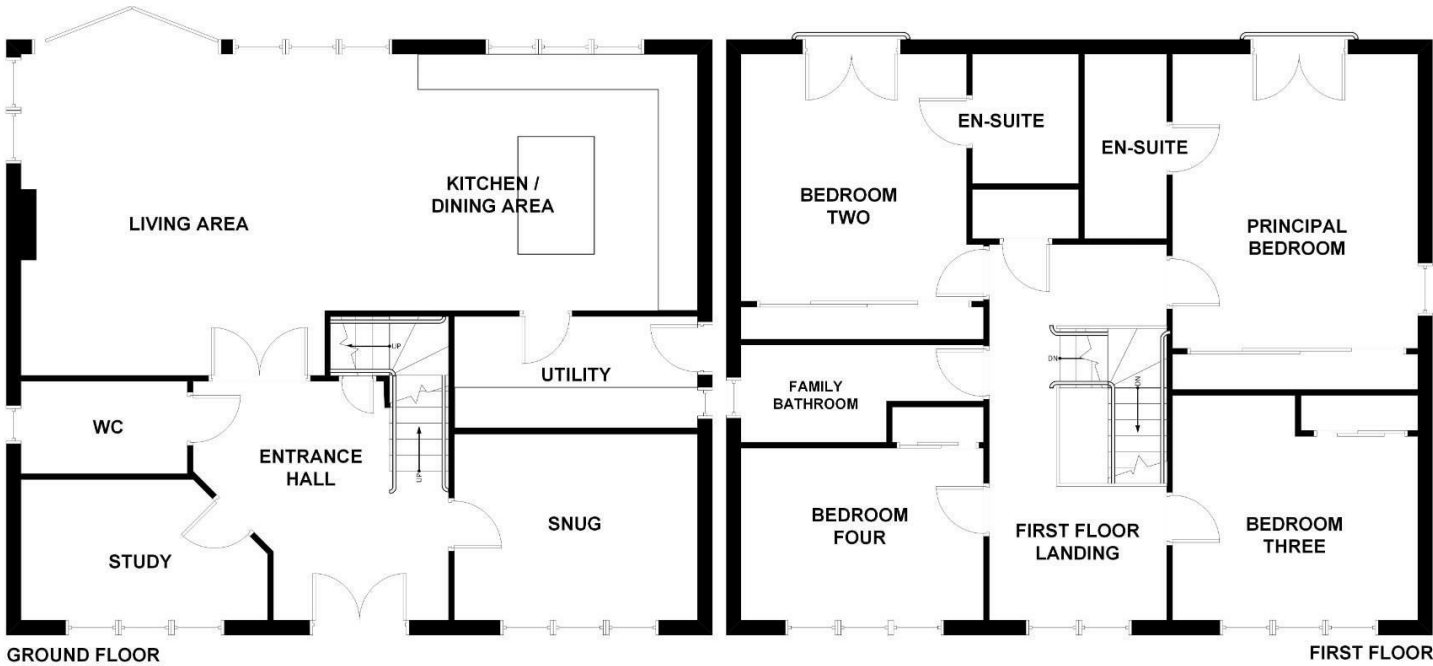
and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

SPARLINGS FARM, CHELMSFORD ROAD, BARNSTON,
OFFERS OVER £1,100,000



**SPARLINGS FARM
CHELMSFORD ROAD, BARNSTON
DUNMOW**

We are pleased to bring to the market this newly constructed, enchanting four double bedroom detached family home. Offering 2,800 square feet of contemporary accommodation, situated on a development of just nine detached houses and located within easy reach of Great Dunmow and the A120. The ground floor accommodation comprises: entrance hall, study, snug, open-plan kitchen/dining/living area, cloakroom & utility room. On the first floor are four double bedrooms with en-suite facilities to the principal and bedroom two, and a family bathroom. Externally the property boasts rear garden with established trees, a double garage and driveway parking for multiple vehicles.



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.



Bedroom Three
13'5" x 12'1" (4.1m x 3.7m)
Double glazed UPVC window to front aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, inset spotlights, various power points, TV point.

Bedroom Four
13'5" x 9'2" (4.1m x 2.8m)
Double glazed UPVC window to front aspect, access to in-built wardrobes, wall mounted radiator, carpeted flooring, inset spotlights, various power points, TV point.

Parking & Garage
Double garage & stone shingle driveway parking for multiple vehicles.

Gardens
To the front aspect is a laid to lawn garden with flagstone pathways provide access to the rear garden, front door and driveway. To the rear aspect is a large laid to lawn garden with a oak tree and flagstone entertaining patio area all enclosed by a hedge line and timber panel fencing.

- Ready For Occupation
- Approximately 2800 Square Feet Of Accommodation
- Open Plan Living/Kitchen/Dining Area
- Snug & Study
- Four Double Bedrooms
- En-Suite Facilities To Principal & Bedroom Two
- 10 Year ABC+ Warranty
- Solar & Air Source Heat Pump
- Enchanting Gated Development of Just Nine Detached House's Amongst Four Acres
- Double Garage With Driveway Parking

Entrance Hall
14'1" x 13'9" (4.3m x 4.2)
Entrance via UPVC front door, frosted double glazed UPVC window to front aspect, stairs to first floor landing, under stairs storage housing underfloor heating manifold, underfloor heating, oak engineered flooring, inset spotlights, various power points.

Study
13'5" x 7'6" (4.1m x 2.3m)
Double glazed UPVC windows to front aspect, underfloor heating, engineered oak flooring, inset spotlights, various power points.

Cloakroom
Frosted double glazed UPVC window to side aspect, low level WC, floating vanity wash hand basin with low level storage and mixer tap, partially tiled walls, underfloor heating, engineered oak flooring, inset spotlights, extractor fan.

Kitchen/Dining Area
20'8" x 14'1" (6.3m x 4.3m)
Double glazed UPVC window to rear aspect, various base and eye level units with granite worksurfaces over, feature lighting, one and a half unit stainless steel sink with mixer

tap, integrated Hotpoint dishwasher, Delonghi double low level oven and five ring induction hob with extractor fan overhead, island unit with breakfast bar seating for four people, underfloor heating, engineered oak flooring, inset spotlights, ceiling mounted light fixtures, various power points.

Living Area
37'4" x 17'8" (11.4m x 5.4m)
Double glazed UPVC windows to side aspect, double glazed UPVC windows to rear aspect, double glazed UPVC bi-folding doors to rear aspect, brick built fire place with timber lintel, underfloor heating, engineered oak flooring, inset spotlights, ceiling mounted light fixtures, various power points.

Utility Room
13'5" x 7'6" (4.1m x 2.3m)
Fully glazed UPVC door to side aspect, Double glazed UPVC window to side aspect, base level units with granite worksurfaces over, oversized stainless steel sink with mixer tap, space for separate washing machine and tumble drier, air source heat pump, underfloor heating, engineered oak flooring, inset spotlights, extractor fan.





Snug
 13'5" x 10'10" (4.09m x 3.30m)
 Double glazed UPVC windows to front aspect, underfloor heating, carpeted flooring, inset spotlights, various power points.

First Floor landing
 20'8" x 9'6" (6.3m x 2.9m)
 Panoramic UPVC windows to the front aspect, carpeted stairway featuring timber bannister with glass balustrade, access to storage cupboard, wall mounted radiator, carpeted flooring, ceiling mounted light fixtures, various power points.

Principal Bedroom
 18'4" x 13'5" (5.6m x 4.1m)
 Double glazed UPVC French doors with Juliet balcony to rear aspect, double glazed UPVC window to side aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, inset spotlights, various power points.

En-Suite
 Double glazed UPVC Velux window to rear aspect, three-piece suite, low level WC, floating vanity wash hand basin with low level storage and mixer tap, walk-in shower with rainfall head, handheld attachment, and glass screen, wall

mounted heated towel rail, laminate flooring, partially ceramic tiled walls, inset spotlights, shaver port, extractor fan.

Bedroom Two
 15'5" x 12'9" (4.7m x 3.9m)
 Double glazed UPVC French doors with Juliet balcony to rear aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, inset spotlights, various power points.

En-Suite
 Double glazed UPVC Velux window to rear aspect, three-piece suite, low level WC, floating vanity wash hand basin with low level storage and mixer tap, corner tile enclosed shower with rainfall head and glass door, wall mounted heated towel rail, laminate flooring, ceramic tile walls, inset spotlights, shaver port, extractor fan.

Family Bathroom
 Double glazed UPVC frosted window to side aspect, three-piece suite, low level WC. floating vanity wash hand basin with low level storage and mixer tap, UPVC panel enclosed bath with mixer tap, rainfall head, hand held attachment, and glass screen, inset storage, wall mounted heated towel rail, partially ceramic tiled walls, wood laminate flooring, inset spotlights, extractor fan.

