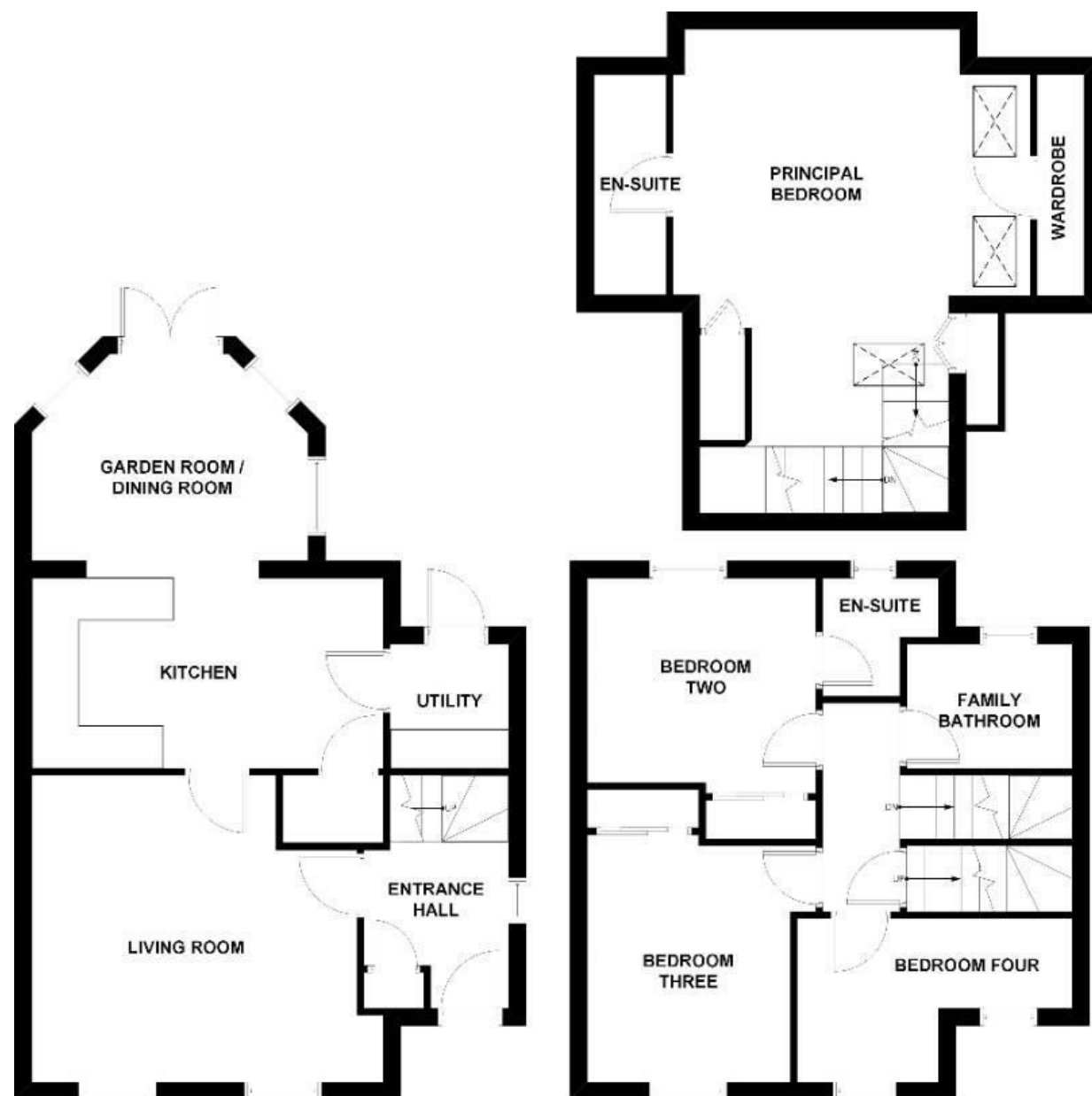




TOTAL APPROX. FLOOR
AREA: 1480 SQ. FT.

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.

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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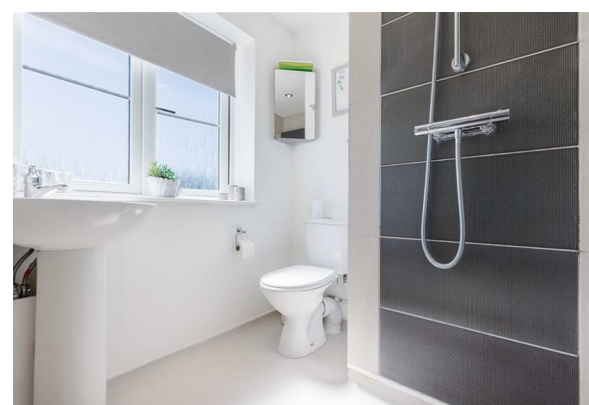
BRAINTREE ROAD, FELSTED, DUNMOW

OFFERS OVER £625,000



BRAINTREE ROAD FELSTED DUNMOW

This substantial four double bedroom detached family home offers a modern living layout with a high specification finish on the outskirts of the highly regarded village of Felsted. The ground floor accommodation comprises:- entrance hall, living room, kitchen/diner, garden room/dining room, utility room & wc. On the first floor is a single bedroom & two double bedrooms with wetroom en-suite facilities to the principal bedroom and a family bathroom. On the second floor is another bedroom with wetroom en-suite facilities. The property also has an enclosed well presented rear garden and driveway parking for five vehicles.





Wetroom En-Suite

Three-piece suite, low level WC, floating vanity wash hand basin with mixer tap and low level storage, shower with rainfall head and handheld attachment, wall mounted heated towel rail, tiled walls, inset spotlight,

Driveway Parking

Stone paved driveway parking for five vehicles,

Garden

The front of the property is smartly enclosed by timber panel fencing with a low-maintenance gravel flowerbed running along the boundary. A generous stone-paved driveway offers ample off-street parking, while a side access path leads through to the rear garden.

To the rear, the garden has been thoughtfully designed for both relaxation and entertaining. A spacious timber deck provides plenty of room for outdoor seating beneath a pergola, with a built-in BBQ area nearby. Beyond, there's a neat lawn section with a gravel path leading to a timber shed, all enclosed by fencing and mature planting for added privacy. The garden also benefits from an integrated sprinkler and water system.

- **Four Bedrooms**
- **Detached Family Home**
- **Garden/Dining Room**
- **Living Room**
- **Utility & WC**
- **Family Bathroom**
- **Two Wetroom En-Suites**
- **Driveway Parking for Five Vehicles**
- **Well Presented Gardens**
- **Highly Regarded Village Location**

Entrance Hall

10'5" x 6'6" (3.2m x 2.0m)

UPVC front door with frosted window to front aspect, double glazed UPVC window to side aspect, stairs to first floor landing, access to coat cupboard, tiled flooring, ceiling mounted light fixture, various power points. Door to: Living Room,

Living Room

15'1" x 14'1" (4.6m x 4.3m)

Double glazed UPVC windows to front aspect, wall mounted radiators, Amtico flooring, inset spotlights, various power points.

Kitchen

16'4" x 8'10" (5.0m x 2.7m)

Various base and eye level units with granite worksurfaces over, four ring Beko induction hob with extractor fan overhead, Belling fan oven, single unit ceramic sink with mixer tap, integrated dishwasher, integrated drinks refrigerator, space for free standing fridge-freezer, stone

tiled flooring, inset spotlights, various power points. Doors to: WC, Utility Room. Opening to: Garden/Dining Room

WC

Low level WC, wall mounted wash hand basin with mixer tap and splashback tiling, ceramic tile flooring, inset spotlight, extractor fan.

Utility Room

5'10" x 5'2" (1.8m x 1.6m)

UPVC door with frosted window to rear aspect, space for washing machine & tumble drier with granite worksurfaces over, access to electrics fuse board, access to gas boiler, ceramic tile flooring, various power points.

Garden/Dining Room

12'9" x 10'5" (3.9m x 3.2m)

Double glazed UPVC windows to garden & side aspect, French double glazed UPVC doors to garden aspect, wall mounted radiator, stone tile flooring, ceiling mounted light fixture, various power points.





First Floor Landing

9'6" x 3'3" (2.9m x 1.0m)
Stairs to second floor landing, carpeted stairway with post and rail balustrade, carpeted flooring, inset spotlights, various power points. Doors to: Bedrooms One, Two, Three & Family Bathroom.

Bedroom Two

10'9" x 9'6" (3.3m x 2.9m)
Double glazed UPVC window to rear aspect, fitted wardrobes, wall mounted radiator, carpeted flooring, ceiling mounted light fixtures, various power points. Glass door to: Wetroom En-Suite.

Wetroom En-suite

Double glazed UPVC frosted window to rear, three-piece suite, low level WC, shower, pedestal wash hand basin with mixer tap, partially tiled walls, inset spotlights, extractor fan.

Bedroom Three

11'1" x 9'10" (3.4m x 3.0m)
Double glazed UPVC window to front aspect, fitted wardrobes, wall mounted radiator, carpeted flooring, ceiling mounted light fixtures, various power points.

Family Bathroom

Circular double glazed UPVC frosted window to rear aspect, three-piece suite, low level WC, vanity wash hand basin with mixer tap and low level storage, panel enclosed UPVC shower & bath with glass screen, wall mounted heated towel rail, partially tiled walls, ceramic tile flooring, inset spotlights, extractor fan.

Bedroom Four

7'6" x 6'2" (2.3m x 1.9m)
Double glazed UPVC frosted circular window to front aspect, double glazed UPVC window to front aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixtures, various power points.

Principal Bedroom

12'9" x 12'1" (3.9m x 3.7m)
Double glazed timber Velux windows to various escapes, access to air re-circulation system, eaves storage, carpeted stairway with post and rail balustrade, access to wardrobe, wall mounted radiators, carpeted flooring, inset spotlights, TV point, various power points. Glass door to: Wetroom En-Suite

