



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.

Daniel Brewer

51 High Street
Great Dunmow
Essex, CM6 1AE

Telephone • 01371 856585
Website • www.danielbrewer.co.uk
E-mail • info@danielbrewer.co.uk



LUKINS DRIVE, DUNMOW

OFFERS OVER £550,000



LUKINS DRIVE DUNMOW

Rare opportunity to gain an unoverlooked garden, double drive and garage (300 sq ft) with annexe potential (STP), plus a 135sq ft garden office/playroom – all part of a well-built '90s 4-bed house, in a quiet cul-de-sac off Lukins Drive. The house is split over two floors, with entrance hall, kitchen, living room, dining room, garden room and cloakroom on the ground floor. Upstairs are two double bedrooms, one with en-suite; a single/double bedroom, a further bedroom/dressing room and a family bathroom. Externally the property enjoys a secluded rear garden containing the purpose-built and fully insulated office/playroom, with a large garage and multi-car parking to the front.





Garden Office/Playroom

13'5" x 9'10" (4.1m x 3.0m)

Built in 2021 and with the benefit of the remaining years of a 15 year guarantee. Double glazed UPVC windows to front and side aspects, double glazed UPVC French door to garden, wood laminate flooring, fuse box, wall mounted electric radiator, inset interior and exterior spotlights, various power points, CAT6 cable to main house.

Double Garage & Parking

18'0" x 17'4" (5.5m x 5.3m)

Double brick built garage with separate fuse box, and generous driveway parking, security lighting.

Additional Information

Freehold, mains waste water drainage, Gigaclear fibre to the premises internet with CAT6 cabling throughout the property, gas combination boiler central heating.

- Detached Family Home
- Four Bedrooms
- Family Bathroom & En-Suite
- Kitchen & Separate Dining Room
- Living Room & Garden Room
- Cloakroom
- Summer House/Office Building
- Double Garage
- Driveway Parking for at least Two Vehicles
- Walking Distance to Dunmow Town Centre

Entrance Hall

17'4" x (5.3m x)

Timber door with frosted window to the rear aspect, stairs to first floor landing, access to under stairs coat & shoe storage, glass display cabinet with storage under, feature lighting, wall mounted radiator with timber cover, engineered oak flooring, ceiling mounted light fixtures, various power points. Doors to: WC, Dining Room, Kitchen, Lounge.

WC

Double glazed UPVC frosted window to front aspect, low level wc, vanity wash hand basin with low level storage and mixer tap, shelving, wood wall panelling, splashback tiling, wall mounted radiator, carpeted flooring, ceiling mounted light fixture.

Dining Room

10'2" x 9'6" (3.1m x 2.9m)

Double glazed UPVC window to side aspect with a large wall opening to the kitchen and breakfast bar, access to fuse box, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Living Room

18'0" x 10'5" (5.5m x 3.2m)

Double glazed UPVC window to front aspect, feature gas fireplace with marble tiled hearth and timber mantle, wall mounted radiators, engineered oak flooring, ceiling mounted light fixtures, various TV, data and power points. Oak bi-folding doors to: Garden Room.

Garden Room

Double glazed UPVC windows to various garden aspects, double glazed UPVC French door to garden, electric wall mounted radiator, engineered oak flooring, ceiling mounted light fixture, various power points.

Kitchen

16'8" x 8'2" (5.1m x 2.5m)

Double glazed UPVC window to garden aspect with internal Sanderson shutter, double glazed UPVC door to side/garden aspect, various base and eye-level units with timber effect worksurfaces over, Rangemaster five ring gas hob with hotplate, grill and double oven with extractor fan and storage overhead, large wall opening to dining room with breakfast bar, pull-out larder. space for washing machine, space for dishwasher, space for American style fridge freezer, partially tiled walls, wood wall panelling,





vinyl flooring, inset spotlights, spotlight unit lighting, radiator, various power points.

First floor landing

Carpeted stairway with timber bannister, access to airing cupboard with gas combi boiler, large access to boarded loft with conversion potential (STP) with pull-down ladder, carpeted flooring, ceiling mounted light fixture. Doors to:

Family Bathroom

Double glazed UPVC window to rear aspect, three-piece suite, low level WC, wash hand basin with separate taps, walk in tile enclosed shower with glass screen and rainfall head, wall mounted heated towel rail, partially tiled walls, tiled flooring, inset spotlights, shaver port.

Principal Bedroom

10'5" x 13'5" (3.2m x 4.1m)
Double glazed UPVC windows to front & side aspects, built-in wardrobe space, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points. Door to: En-suite.

En-Suite

Double glazed frosted UPVC window to front aspect, three-piece suite, low level WC, pedestal wash hand basin

with mixer tap, timber panel enclosed bath with shower attachment, wall mounted heated towel rail, tiled walls, vinyl flooring, inset spotlight, shaver port.

Dressing Room/Bedroom Four

9'2" x 7'2" (2.8m x 2.2m)
Double glazed UPVC window to garden/side aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Bedroom Three

8'10" x 7'6" (2.7m x 2.3m)
Double glazed UPVC window to garden/side aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Bedroom Two

10'5" x 8'10" (3.2m x 2.7m)
Double glazed UPVC window to side aspect, access to over stairs storage, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Garden

Largely unoverlooked with established trees and hedges, borders and grass lawn. Outside tap, night and security lighting. One water feature (of two) to remain, Mixed block and paving patio, path to garage and summer house/office.

