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## LIONELS CLOSE, DUNMOW

### £1,135,000





## LIONELS CLOSE DUNMOW

Located on a bespoke new build development in the thriving market town of Great Dunmow is this five bedroom detached family home constructed by the highly regarded developer "Pelham Structures. The current design offers 2,621 Sq. Ft of expansive accommodation over two floors with a modern living layout and an abundance of natural light. Externally the property will offer a double cart lodge with driveway parking and a landscaped rear garden. Pelham Structures have been building luxury developments locally for over thirty years with sustainable building methods and high specification finishes.







## Accommodation

Entrance Hall

Cloakroom

Living Room 6.76m x 3.99m (22'2" x 13'1")

Reception 4.37m x 4.09m (14'4" x 13'5")

Kitchen/Dining/Family Room 10.46m x 7.49m (34'4" x 24'7")

Utility Room 2.7m x 2.5m (8'10" x 8'2")

First Floor Landing

Principal Bedroom 4.25m x 4.1m (13'11" x 13'5")

Dressing Room

En-Suite

Bedroom Two 4.1m x 3.1m (13'5" x 10'2")

En-Suite

Bedroom Three 4m x 4m (13'1" x 13'1")

Bedroom Four 4m x 3.56m (13'1" x 11'8")

Bedroom Five 4m x 3.10m (13'1" x 10'2")

Family Bathroom

- Five Bedrooms
- Detached Executive Home
- Double Cart Lodge With Driveway
- Enclosed Rear Garden
- Modern Living Layout
- Expansive Accommodation Measuring 2,621 Sq. Ft.
- High Specification Finish
- 10 Year Warranty
- Ready To Move Into Now
- Internal Viewing Advised







**About Pelham Structures Limited**

Established in 1993 PSL is a local family-run property developer, that over the past 32 years has established a reputation for building attractive bespoke homes. Based in Butts Green, Saffron Walden they primarily operate within a 30 mile radius of their base, with a focus on delivering high quality developments that reflect the local vernacular. Their ambition is always to provide developments that are sympathetic to the character of the area and assimilate well into their surroundings. Pelham Structures originated as a Timber Frame manufacture specialising in offsite construction, which helps ensure build quality and reduces the construction period. Pelham Structures are offering potential customisation to the finishes of the property, dependant on the time of purchase.

**Agents Notes**

Customisation available subject to discussions with the developer.

