

**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**

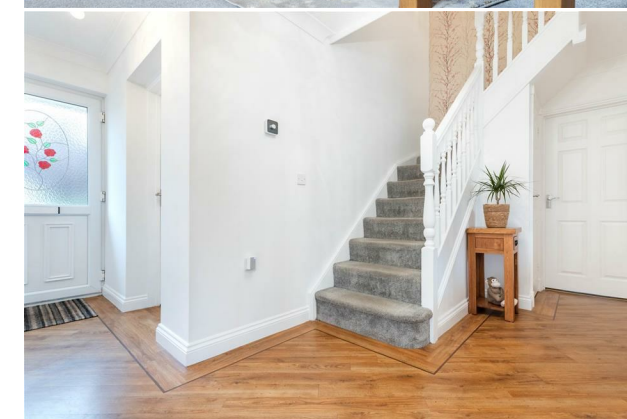
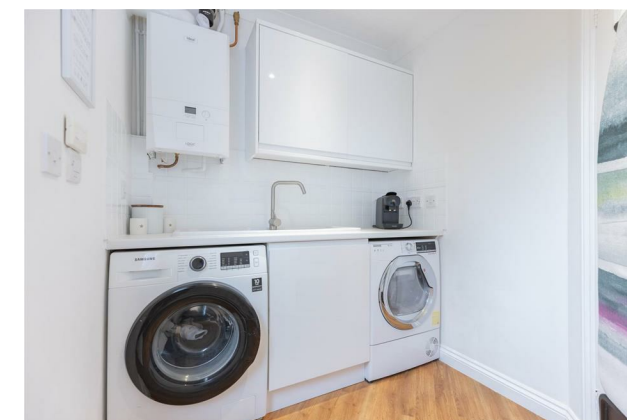
51 High Street  
Great Dunmow  
Essex, CM6 1AE

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

MAPLE WAY, DUNMOW

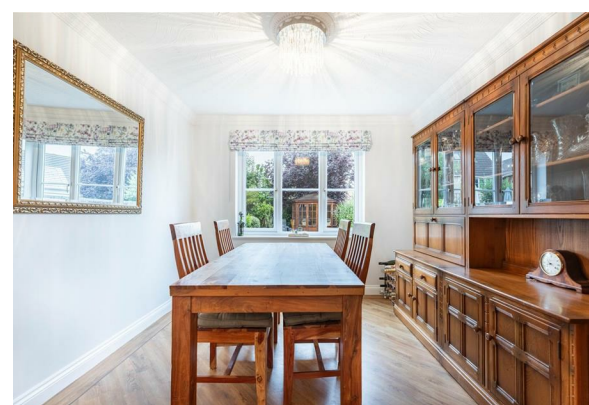
£650,000





## MAPLE WAY DUNMOW

Daniel Brewer are pleased to market this substantial four bedroom detached family home located on the desirable development of Woodlands Park. On the ground floor the accommodation comprises: entrance hall, study, kitchen, dining room, living room, utility room and WC. On the first floor there are four bedrooms, family bathroom and en-suite facilities to bedroom one. Externally there is a great sized rear garden, front garden, driveway parking for multiple vehicles and a double garage. Woodlands Park is an award winning development within walking distance to the town centre. 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 . The town offers fantastic transport links to Stansted Airport, Chelmsford City and Bishop's Stortford.







- Four Bedroom Detached Family Home
- Kitchen & Separate Dining Room
- Study
- Living Room
- Utility Room & WC
- Family Bathroom & En-Suite to Principal
- Double Garage
- Driveway Parking for Six Vehicles
- Walking Distance to Town Center
- Quiet Low Traffic Road

**Entrance Hall**

14'5" x 14'5" (4.4m x 4.4m)  
Double glazed UPVC frosted door to the front aspect, double glazed UPVC frosted windows to front aspect, access to under stairs storage, wall mounted radiator, Karndean flooring, ceiling mounted light fixture, power point.

**Study**

9'10" x 8'6" (3.0m x 2.6m)  
Double glazed UPVC window to front aspect, wall mounted radiator, Karndean flooring, ceiling mounted light fixture, various power points.

**Living Room**

19'4" x 12'1" (5.9m x 3.7m)  
Double glazed UPVC French doors to rear, double glazed UPVC window to front aspect, log burner with sandstone hearth and mantelpiece, wall mounted radiators, carpeted flooring, ceiling mounted light fixtures, various power points.

**Dining Room**

11'5" x 9'10" (3.5m x 3.0m)  
Double glazed UPVC window to rear aspect, wall mounted radiator, Karndean flooring, ceiling mounted light fixture, various power points.

**WC**

Double glazed frosted UPVC window to front aspect, combination vanity wash hand basin with mixer tap and low level storage, mirror with inset spotlight & feature lighting, storage cabinet, access to fuse box, wall mounted radiator, Karndean flooring, ceiling mounted light fixture,

**Kitchen**

16'4" x 10'5" (5.0m x 3.2m)  
Double glazed UPVC window to rear and side aspects, various base and eye level units with speckled quartz effect work surfaces over, single unit ceramic sink with mixer tap, Cookmaster Range Cooker with AEG extractor fan overhead, integrated microwave oven, integrated dishwasher, water softener, breakfast bar seating for three people, integrated fridge freezer, wall mounted radiator, feature low level and under unit lighting, Karndean flooring, plinth heater, ceiling mounted light fixture, inset spotlights, various power points.

**Utility Room**

7'2" x 6'2" (2.2m x 1.9m)  
Double glazed UPVC door to side aspect, base level work surfaces, one and a half unit ceramic sink with mixer tap and drainer unit, splash back tiling, space for separate washing machine and tumble drier, access to boiler, wall mounted radiator, Karndean flooring, inset spotlights, extractor fan.

**First floor landing**

9'10" x 8'10" (3.0m x 2.7m)  
Carpeted stairway with painted timber balustrade, access to partly boarded loft with ladder, access to airing cupboard, carpeted flooring, ceiling mounted light fixture, single power point. Doors to Bedrooms & Family Bathroom.

**Family Bathroom**

Double glazed UPVC dormer window to front aspect, four-piece suite, low level WC, wall mounted wash hand basin with mixer tap, corner panel enclosed oval bath with mixer tap and shower attachment, tiled enclosed shower with glass door, storage cabinet, wood effect vinyl flooring, partially tiled walls, inset spotlights, extractor fan,

**Bedroom Four**

9'10" x 8'6" (3.0m x 2.6m)  
Double glazed UPVC window to front aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

**Bedroom Three**

12'1" x 10'2" (3.7m x 3.1m)  
Double glazed UPVC window to rear aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

**Bedroom Two**

13'5" x 10'5" (4.1m x 3.2m)  
Double glazed UPVC window to rear aspect, integrated wardrobe with glass sliding door, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

**Principal Bedroom**

12'5" x 12'1" (3.8m x 3.7m)  
Double glazed UPVC window to front aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points. Door to: En-suite







**En-Suite**

Double glazed UPVC frosted window to rear aspect, four piece suite, low level WC, pedestal wash hand basin with mixer tap, panel enclosed bath with mixer tap and shower attachment, corner tiled enclosed shower with glass door, wall mounted radiator, wood effect vinyl flooring, partially tile walls, inset spotlights, extractor fan

**Double Garage & Driveway Parking**

Double garage with boarded loft with ladder & driveway parking for multiple vehicles.

**Gardens**

The property occupies an oversized plot, offering a generous amount of outdoor space that sets it apart from others on the development. The front garden offers a welcoming approach with ample parking and a pleasant lawned area framed by mature trees and hedging.

To the rear, the garden is thoughtfully landscaped and exceptionally well maintained. A large patio area provides the perfect spot for outdoor dining and entertaining, complete with built-in seating and fencing for added privacy. Beyond this, a well-kept lawn is bordered by established planting and flowerbeds, leading to a timber summerhouse tucked under a mature tree—ideal as a quiet retreat or reading nook.

Additionally, a tucked-away side courtyard area with decorative gravel and potted plants creates a more secluded seating area, offering further versatility to enjoy the outdoors throughout the day.

**Additional Information**

Freehold, mains waste water drainage, fibre to the premise internet, gas central heating with 2 year old boiler.

