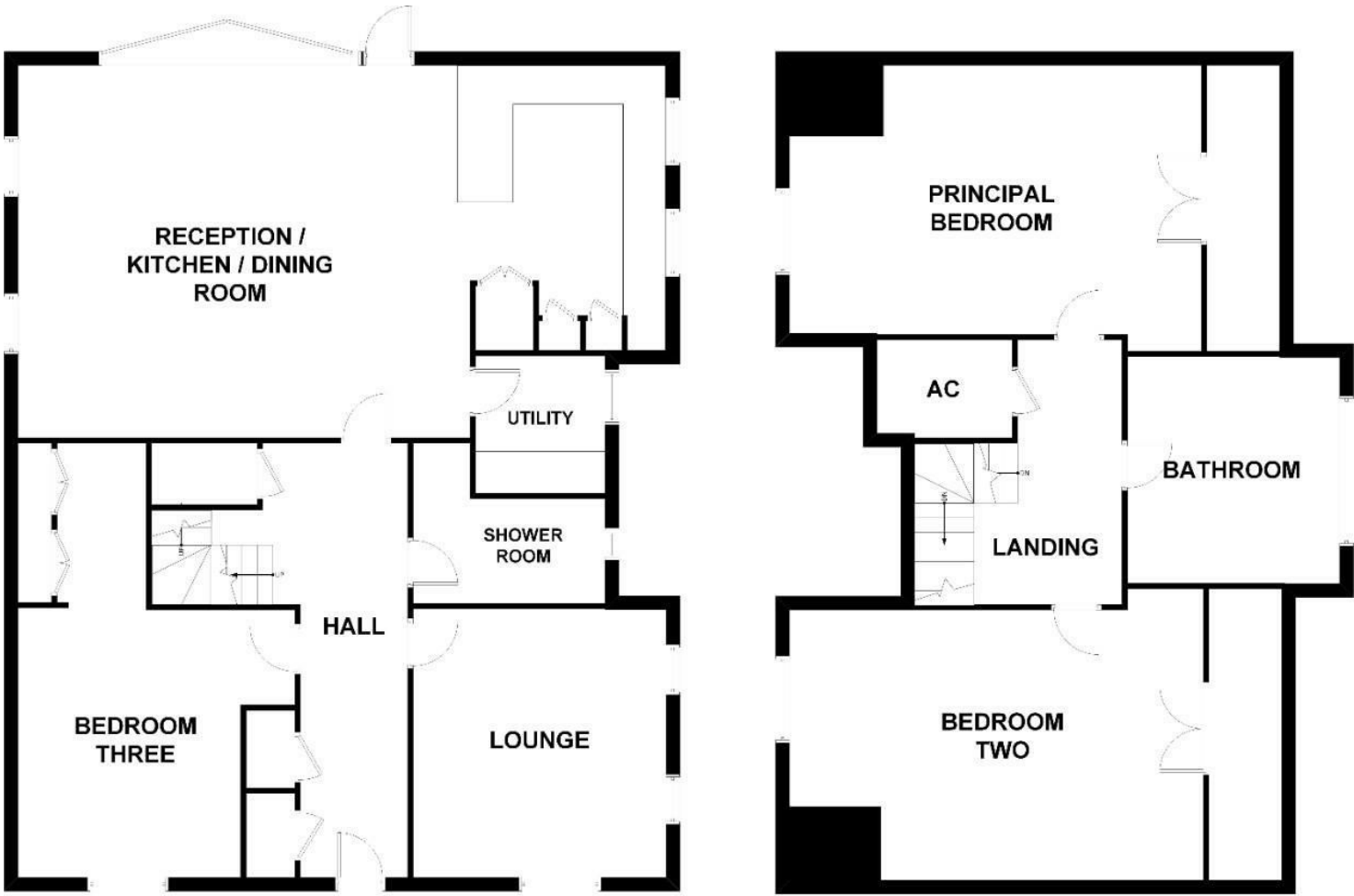




TOTAL APPROX. FLOOR
AREA: 1812 SQ. FT.

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

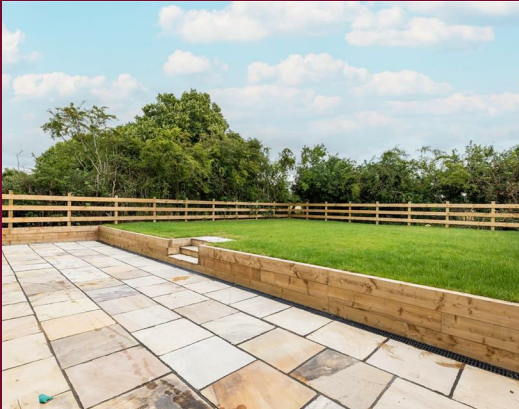
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as 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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**FULLERS END, ELSENHAM, BISHOP'S STORTFORD, ESSEX,
CM22 6DU**

OFFERS OVER £600,000



FULLERS END
ELSENHAM
BISHOP'S STORTFORD
ESSEX
CM22 6DU

Nestled in the picturesque countryside on the outskirts of the charming commuter village of Elsenham, this stunning new build detached house offers a perfect blend of modern living and rural tranquillity. Spanning an impressive 1,812 square feet, this three double bedroom family home is designed to cater to the needs of contemporary lifestyles.

Upon entering, you are greeted by a welcoming entrance hall that leads to a versatile lounge, ideal for relaxation or entertaining guests. The heart of the home is undoubtedly the open plan kitchen, dining, and living area, which is bathed in natural light and features integrated appliances, making it a joy for any home cook. A convenient utility room and a well-appointed shower room add to the practicality of the ground floor, along with a third bedroom complete with a walk-in wardrobe, perfect for guests or as a home office.

As you ascend to the first floor, you will find two additional bedrooms, both offering delightful countryside views, creating a serene retreat for rest and relaxation. A stylish family bathroom completes this level, ensuring ample facilities for the household.

The property is further enhanced by underfloor heating throughout the ground floor, providing comfort during the cooler months. Externally, the home boasts driveway parking for multiple vehicles, a valuable asset for families, and a south-facing rear garden, perfect for enjoying sunny afternoons and outdoor gatherings.

This exceptional property is a rare find, combining modern amenities with the beauty of rural living, making it an ideal choice for families seeking a peaceful yet connected lifestyle. Daniel Brewer invites you to explore this remarkable home and envision the possibilities it holds for you and your family.





- **Three Double Bedrooms**
- **Open Plan Kitchen/Dining/Family Room**
- **Lounge**
- **Utility Room**
- **Shower Room & Bathroom**
- **10 Year Buildzone Warranty**
- **South Facing Rear Garden**
- **Driveway Parking For Multiple Vehicles**
- **Private Development Of Four Homes**
- **Countryside Views**

Entrance Hall
Oak door to side aspect with inbuilt window, access to under stairs storage, access to two storage cupboards, carpeted stairway to first floor, oak effect flooring, underfloor heating, ceiling mounted light fixture, various power points. Doors to: Open plan kitchen/diner/living room, shower room, bedroom three, snug/sitting area.

Lounge
12'1" x 11'5" (3.7m x 3.5m)
Double glazed UPVC windows to side & front aspect, carpeted flooring, underfloor heating, ceiling mounted light fixture, various power points.

Open Plan Kitchen/Dining/Family Room
29'6" x 16'8" (9.0m x 5.1m)
Double glazed UPVC bi-fold doors to garden aspect, double glazed UPVC windows to front, side and rear aspect, various base and eye level units with pale quartz worktops over, single unit sink with mixer tap, cooker with extractor fan overhead, integrated ovens, breakfast bar seating for three people, space for a dining table, oak effect flooring, underfloor heating, inset spotlights, ceiling mounted light fixtures, various power points. Door to: Utility Room.

Utility Room
Double glazed frosted UPVC window to front aspect, various base and eye level units with pale quartz work surfaces over, single unit stainless steel sink with mixer tap and engraved drainer, space for separate washing machine and tumble drier, oak effect flooring, underfloor heating, inset spotlights, various power points.

Shower Room
Frosted UPVC double glazed window to front aspect, three-piece suite, low level WC, hand wash basin, shower, tiled flooring, underfloor heating, inset spotlights.

Bedroom Three
12'1" x 10'2" (3.7m x 3.1m)
Double glazed UPVC window to front aspect, access to walk-in wardrobes, carpeted flooring, underfloor heating, ceiling mounted light fixture, various power points.

First Floor Landing
Carpeted stairway with oak post and rail bannister, access to storage cupboard, carpeted flooring, ceiling mounted light fixture, various power points, Doors to: Bathroom, Bedroom Two, Principal Bedroom.





Principal Bedroom

18'8" x 12'5" (5.7m x 3.8m)

Double glazed UPVC window to rear aspect, access to eaves storage, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Bedroom Two

18'8" x 12'1" (5.7m x 3.7m)

Double glazed UPVC window to rear aspect, access to eaves storage, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Bathroom

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

Double glazed frosted full height windows to front aspect, three-piece suite, low level wall mounted WC, vanity wash hand basin with wall mounted mirror, bath with shower attachment and glass screen, tiled walls, tiled flooring, inset spotlights.

Driveway Parking

Blocked paved driveway offers parking for multiple vehicles.

Garden

Southern facing rear garden, to the rear of the property is an entertaining sandstone patio area with a low level wood wall and stairs leading up to a laid to lawn area, the garden is enclosed by post and rail wooden fencing and wood panel fencing.

Additional Information

Freehold, fibre to the premises, 10 year buildzone warranty, private development of four homes.

The Development

This complex of four detached country homes is conveniently placed in the quiet hamlet of Fullers End surrounded by open countryside. The development is in close proximity to Elsenham village which offers an array of local amenities including a primary school, post office, convenience store and a main line train station. The development will be subject to maintenance charge for the private road.

Agents Notes

The images used in the advert are of the show home and are used for illustrative/guidance purposes.

