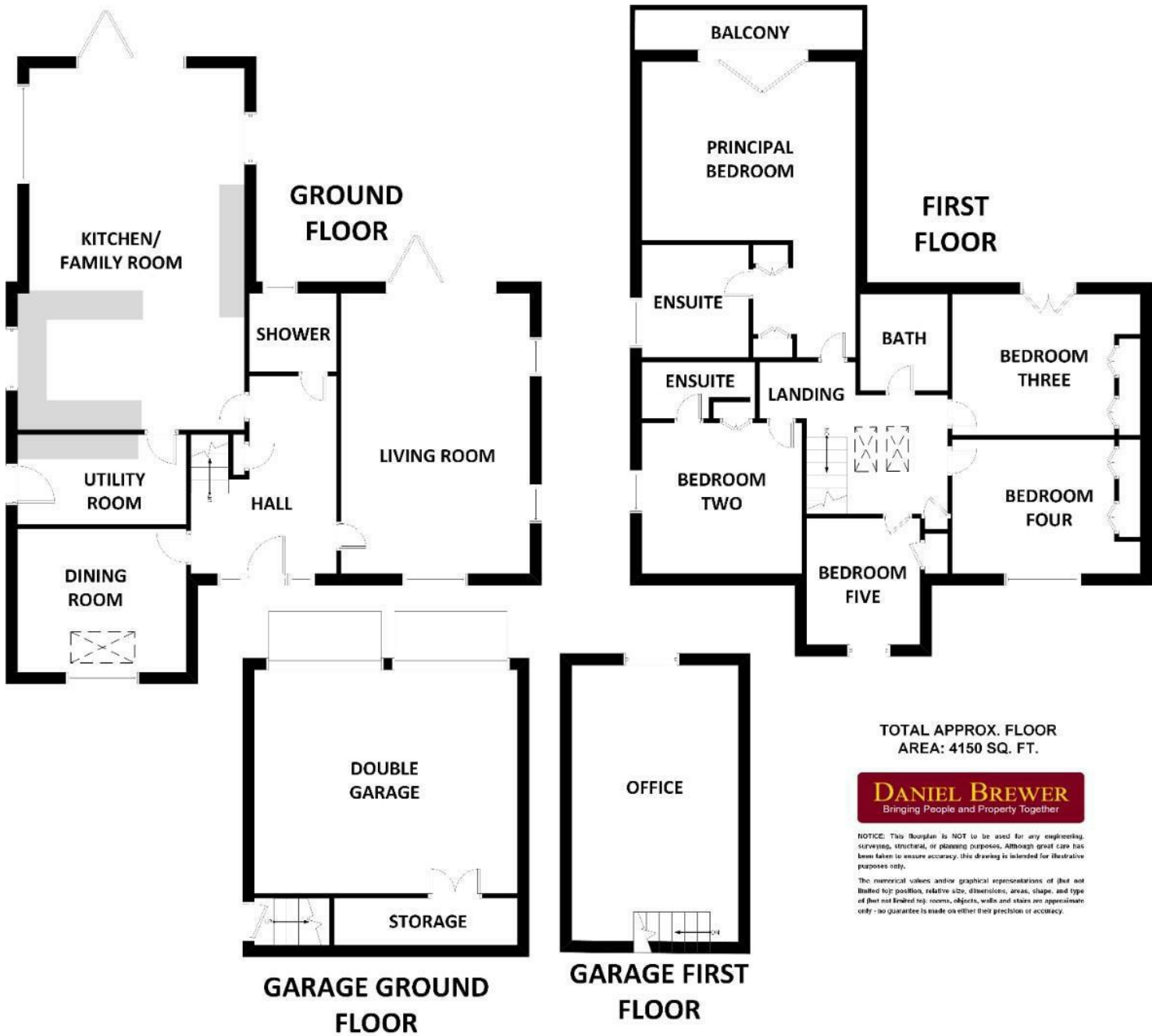




Disclaimer

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



LOWER GREEN, WIMBISH, SAFFRON WALDEN

£1,350,000

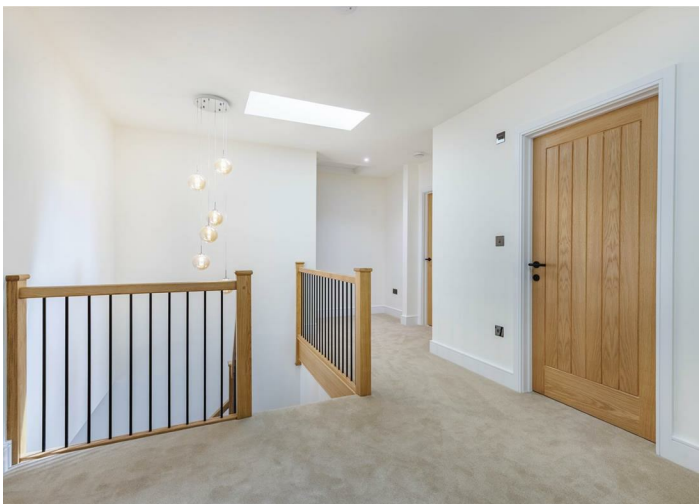


LOWER GREEN WIMBISH SAFFRON WALDEN

Daniel Brewer are excited to present this stunning detached country home which has been finished to a high specification throughout. The property offers a modern living layout with expansive accommodation over two floors with the ground floor accommodation comprising: entrance hall, living room, dining room, shower room, open plan kitchen/family room, and utility room. On the first floor there are five bedrooms with En-Suite facilities to the principal & bedroom two and a family bathroom. Externally the properties boast detached double bay garage with an office above, ample driveway parking for several vehicles and generous gardens overlooking farmland.

Entrance Hall
17'4" x 14'1" (5.3m x 4.3m)
Accessed via solid timber door to front aspect, double glazed timber windows to front aspect, access to under stairs storage, stairs to first floor landing, underfloor heating, ceramic tiled flooring, various power points. Door to: Kitchen, Shower Room, Living Room, Dining Room.





Landscaped wraparound gardens are bounded to the front by post-and-rail fencing with hedging, a pedestrian gate and a five-bar vehicular gate. A brick wall with a timber gate separates the driveway from the rear garden, which is mainly laid to lawn with young trees, enclosed by close-board fencing and mature hedgerow, and enjoys open farmland views. External lighting fitted.

Directions

The property sits at the end of a shared private graveled country lane. Turning onto "Lower Green Lane" from "Top Road" proceed until the road bears right. Continue on straight, onto a gravel driveway. Continue for 1 minute until you see a row of houses, the property is the third house on the right elevated from the road.

- **Five Double Bedrooms**
- **Open Plan Kitchen/Family Room**
- **Living Room & Dining Room**
- **Well Equipped Utility Room**
- **Shower Room & Family Bathroom**
- **En-Suites To Principal & Bedroom Two**
- **Office Above Garage**
- **Views Over Open Farmland**
- **Double Garage With Gated Driveway Parking**
- **3250 Sq. Feet of Accommodation With Additional Office Space**

Living Room

25'3" x 16'8" (7.7m x 5.1m)
Double glazed timber bi-folding doors to rear aspect, double glazed timber windows to front & side aspects, log burner, underfloor heating, carpeted flooring, ceiling mounted light fixture, various power points.

Dining Room

13'5" x 12'9" (4.1m x 3.9m)
Double glazed timber windows to front aspect, double glazed timber Velux windows to front aspect, shelving unit, underfloor heating, engineered oak flooring, inset spotlights, various power points.

Shower Room

Timber double glazed window to rear, three-piece suite, low level WC, vanity wash hand basin with mixer taps, tiled enclosed shower with rainfall head and handheld attachment, wall mounted heated towel rail, electric mirror, porcelain tiled walls, ceramic tile flooring, inset spotlights, extractor fan.

Open Plan Kitchen/Family Room

32'5" x 20'8" (9.9m x 6.3m)
Double glazed timber bi-folding doors to rear aspect, double glazed timber windows to side aspects, various base and eye level units with Silestone work surfaces over, integrated NEF drinks refrigerator, breakfast bar seating for three people, integrated dishwasher, integrated NEF five ring hob with extractor fan, integrated one and a half unit stainless steel sink

with mixer tap and drainer unit, double integrated fridge and separate freezer, NEF microwave oven, NEF coffee maker, two NEF fan ovens with warming draws, underfloor heating, ceramic tiled flooring, ceiling mounted light fixtures, inset spotlights, various power points,

Utility Room

15'1" x 7'10" (4.6m x 2.4m)
Various base and eye level units with Silestone worksurfaces over, coat and shoe storage space, space for separate washer and drier, inset ceramic sink with mixer tap, underfloor heating, ceramic tiled flooring, inset spotlights, various power points, Doors to: Plant Room.

First floor landing

17'8" x 12'9" (5.4m x 3.9m)
Velux windows to rear aspect, Timber stairway with carpeted inlay, wooden post and steel rail banister and balustrade, access to airing cupboard, access to loft, ceiling mounted light fixture, various power points.

Principal Bedroom

26'2" x 19'0" (8.0m x 5.8m)
Double glazed timber bi-folding door to rear aspect opening to balcony area with seating, access to dressing area with built in wardrobes, three wall mounted radiators, carpeted flooring, ceiling mounted light fixture, inset spotlights, various power points. Door to: En-Suite





En-Suite

Frosted timber window to side aspect, four-piece suite, low level WC, his and hers ceramic basins with low level storage, corner bath with mixer tap, corner shower with sliding glass door and rainfall head, wall mounted heated towel rail, electric mirror, porcelain tiled walls, porcelain tiled flooring, inset spotlights, extractor fan.

Bedroom Two

15'1" x 13'5" (4.6m x 4.1m)
Double glazed timber window to side aspect, access to wardrobe, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points. Door to: En-Suite

En-Suite

Three-piece suite, low level WC, wash hand basin with mixer tap, tile enclosed shower with sliding glass door and rainfall head, wall mounted heated towel rail, electric mirror, porcelain tiled walls, porcelain tiled flooring, inset spotlights, extractor fan.

Family Bathroom

Frosted timber window to rear aspect, four-piece suite, low level WC, vanity wash hand basin with mixer tap, corner bath with mixer tap, corner shower with sliding glass door and rainfall head, wall mounted heated towel rail, electric mirror, porcelain tiled walls, porcelain tiled flooring, inset spotlights, extractor fan.

Bedroom Three

16'8" x 12'9" (5.1m x 3.9m)
Double glazed timber French doors to Juliette balcony at rear

aspect, access to two sets of integrated wardrobes, shelving unit, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Bedroom Four

16'8" x 11'9" (5.1m x 3.6m)
Double glazed timber window to front aspect, access to two sets of integrated wardrobes, shelving unit, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Bedroom Five

11'1" x 10'2" (3.4m x 3.1m)
Double glazed timber window to front aspect, access to storage area, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Double Garage & Parking

Detached double garage & asphalt driveway parking for multiple vehicles.

External Garage Office

23'7" x 15'1" (7.2m x 4.6m)
Accessed via an external timber stairway, double glazed timber window to rear, engineered oak timber flooring, power & lighting.

Gardens

Approached via a tarmac driveway to a detached double garage, the property has a stone-paved path to the front door that continues around the house and to the garage and rear terrace.

