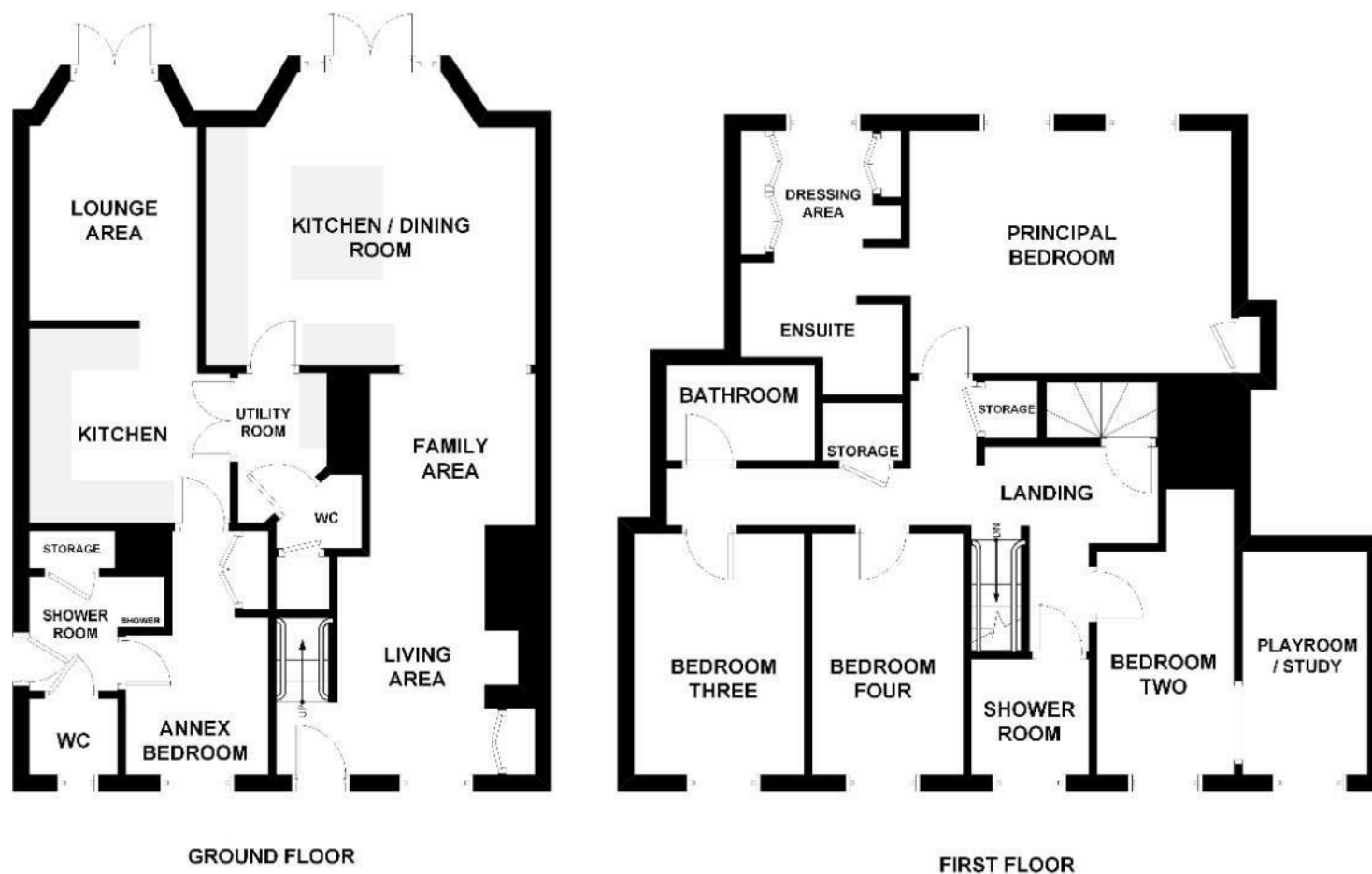


Total Approx. Floor Area:
3312 Sq. Ft.

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.



Daniel Brewer

51 High Street
Great Dunmow
Essex, CM6 1AE

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



STORTFORD ROAD, DUNMOW

GUIDE PRICE £850,000

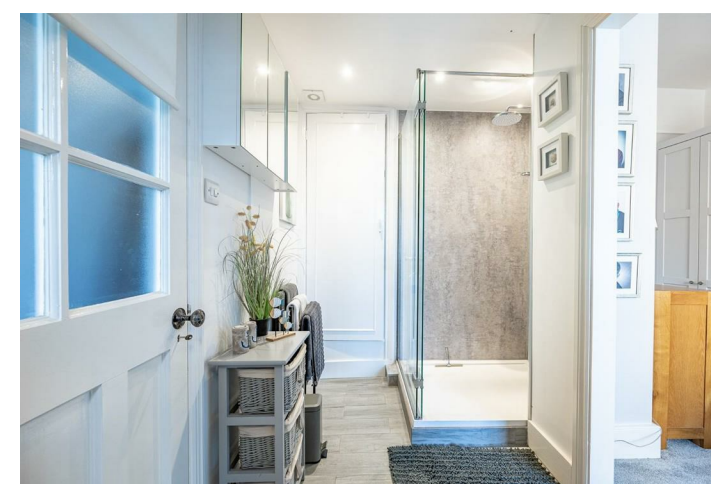
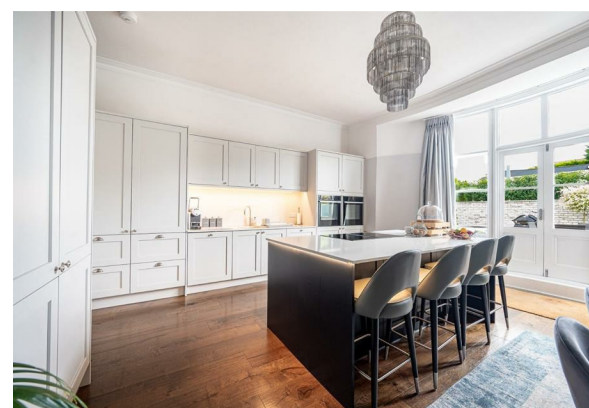


STORTFORD ROAD DUNMOW

Located in the heart of the popular market town of Great Dunmow is this elegant five double bedrooms Grade II Listed Georgian home boasting a self contained one bedroom annexe. The ground floor accommodation comprises:- sitting room, family room, kitchen/dining room, utility room, cloakroom and a self contained one bedroom annexe. On the first floor are four bedrooms with dressing area & ensuite to the principal bedroom, a family bathroom and additional shower room. On the second floor is a generous landing and double bedroom. The property further benefits from a wealth of period features, double garage with shingle parking, a beautifully landscaped 100 ft rear garden and lapsed planning permission for an additional one bedroom annexe in the cellar (UTT/13/2993/HHF).

Living Area

15'7" x 16' 6" (7.49m x 5.03m) Sash window to front aspect with fitted shutters, solid wood flooring, picture rails, feature fireplace with inset wood burning stove, built-in dresser, power points, radiator, stairs rising to first floor landing, opening to:





Landscaped Garden

To the rear of the property is a generous Porcelain patio area enclosed by a retaining brick wall and raised shrub borders and feature lighting. Steps lead to the formal lawn with a variety of mature shrubs. A Porcelain paved pathway leads to the double garage and the foot of the garden.

Double Garage With Driveway

To the foot of the garden is a double garage with yup & over door, power, lighting, electric car charging point and single door to side aspect. To the front of the double garage is a shingle driveway providing parking for several vehicles.

Agents Notes

The annexe currently generates a good income from Airbnb.

- Five Double Bedrooms & Playroom/Study
- Elegant Georgian Family Home
- Self-Contained One Bedroom Annexe
- Double Garage With Driveway Parking
- Beautifully Landscaped 100ft Rear Garden
- Lapsed Planning Permission Foran Additional One Bedroom Annexe In The Cellar (UTT/13/2993/HHF)
- Kitchen/Dining Room, Living & Family Area
- Utility Room & Cloakroom
- En-Suite With Dressing Area, Shower Room & Family Bathroom
- Price Range £850,000 - £900,000

Family Area

12'4" x 9'3" (3.76m x 2.82m)
Solid wood flooring, power points, T.V point, inset spotlights, opening to.

Kitchen/Dining Room

20' 3" x 18' 9" (6.17m x 5.72m) Bay floor to ceiling windows with French doors to rear aspect, base and eye level units with Quartz working surface over, complimentary island with Quartz working surface and breakfast area, inset sink with Quooker boiling water tap, two inset ovens, electric hob with downdraft extractor, integrated dishwasher, integrated full height fridge, integrated full height freezer, feature fireplace with inset wood burning stove, built-in dresser with feature lighting, solid wood flooring, radiator, picture rails, door to.

Utility Room

Base and eye level units with Quartz working surface over, inset sink with mixer taps, space for washing machine, space for tumble dryer, part tiled walls, solid wood flooring, power points, inset spotlights, double doors to annexe, door to.

Cloakroom

W.C, wash hand basin with vanity unit below, inset spotlights, extractor fan, solid wood flooring.

First Floor Landing

Roof lights, picture rails, door to airing cupboard, door to stairs rising to the second floor landing, doors to.

Principal Bedroom

20' 8" x 15' 9" (6.30m x 4.80m) Sash windows to rear aspect with fitted shutter, cast iron fireplace, radiators with covers, inset spotlights, power points, built-in wardrobe, exposed timbers, opening to:-

En-Suite & Dressing Area

16' 1" x 9' 8" (4.90m x 2.95m) Sash window to rear aspect, space for freestanding wardrobes, part tiled flooring, various tiled walls, twin sinks with vanity unity and stainless steel mixer taps over, low level W.C, enclosed double shower cubicle with glass enclosure, heated tail rail, wall mounted LED vanity mirror, inset spotlights.

Bedroom Two

14' 1" x 9' 1" (4.29m x 2.77m) Sash window to front aspect, radiator, feature fireplace, power points, opening to walk in wardrobe and opening leading to:-

Playroom/Study

14' 10" x 8' 1" (4.52m x 2.46m) Sash window to front aspect, power points, picture rail, radiator, T.V point.





Bedroom Three

15' 10" x 10' 1" (4.83m x 3.07m) Sash window to rear aspect, picture rail, radiator, power points.

Bedroom Four

15' 9" x 9' 10" (4.80m x 3.00m) Sash window to front aspect, radiator, power points, picture rail, feature fireplace.

Family Bathroom

W.C, bidet, tile enclosed bath with mixer taps & shower attachment, heated towel rail, wash hand basin, part tiled walls, tiled flooring, extractor fan, roof light

Shower Room

Opaque window to front aspect, W.C, walk in shower with rainforest head & separate shower attachment, wash hand basin, fully tiled, inset spotlights.

Second Floor Landing

Roof light, exposed floorboards, door to storage cupboard, power points, door to.

Bedroom Five

24' 6" x 10' 9" (7.47m x 3.28m) Window to front aspect, radiator, power points, exposed timbers, walk-in wardrobe.

Annexe Kitchen

10' x 11'2" (3.05m x 3.40m) Base and eye level units with Quartz working surfaces over, inset double oven, electric hob with extractor over, inset sink with mixer taps, integrated fridge/freezer, inset spotlights, power points, wood effect flooring, door to bedroom, opening to.

Annexe Lounge/Dining Room

16'7" x 10' (5.05m x 3.05m) Bay floor to ceiling windows with French doors to rear aspect, radiator with cover, T.V point, power points.

Annexe Bedroom

15'2" x 10' (4.62m x 3.05m) sash window to front aspect with fitted shutters, a range of built-in wardrobes, radiator with cover, power points, door to.

Annexe Shower Room

Single door to covered side passage, enclosed shower with rainfall head & additional attachment, inset spotlights, extractor fan, built-in storage cupboard, inset spotlights, extractor fan, wall mounted vanity unit, door to.

Annexe Cloakroom

Opaque window to front aspect, W.C, wash hand basin with vanity unit below, fully tiled, inset spotlights.

