



**THE STREET, LITTLE DUNMOW, DUNMOW
OFFERS OVER £270,000**

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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- Superb Character Cottage Boasting Period Features Throughout
- Kitchen/Dining Room
- One Double Bedroom
- Easy Access To The A120, Stansted Airport & M11
- Quiet Location
- Impressive Living Room With Vaulted Ceiling
- Family Bathroom
- Within Easy Reach Of Local Amenities
- Carport Parking
- Planning Permission Granted UTT/23/0578/HHF

No Onward Chain Daniel Brewer are pleased to offer this one double bedroom semi-detached character cottage located in the quiet village of 'Little Dunmow'. In brief the accommodation on the ground floor comprises:- kitchen/dining room, living room with a vaulted ceiling and a family bathroom. On the first floor there is one double bedroom. Outside the property boasts carport parking for one vehicle. Planning permission is granted to extend the internal accommodation, planning reference UTT/23/0578/HHF.

Kitchen/Dining Room

13'6" x 11'5" (4.14 x 3.48)

Entered via partly glazed front door, window to front aspect, fitted with a range of eye and base level units with working surface over, inset sink and drainer unit with mixer tap over, integrated oven, inset four ring electric hob with extractor fan, space for fridge/freezer, space for washing machine, cupboard enclosed dishwasher, fully tiled flooring, radiator, two wall mounted light fittings, double doors leading to the living room and door leading to:-

Inner Hallway

Fully tiled flooring, ceiling mounted light fitting, door leading to:-

Family Bathroom

Opaque window to side aspect, fitted with a three piece suite comprising free standing bath with mixer tap over, low level W.C, wash hand basin with pedestal, extractor fan, wall mounted heated towel rail, access to loft, cupboard enclosed boiler, fully tiled flooring, various inset spotlights.

Living Room

19'9" x 14'2" (6.02 x 4.34)

Two windows to front aspect, window to rear aspect, vaulted ceiling, ceiling mounted light fitting, three radiators, various power points, T.V point, stairs rising to first floor.

Bedroom

13'5" x 12'2" (4.09 x 3.71)

Two Velux windows to rear aspect, range of fitted wardrobes, ceiling mounted light fitting, radiator, various power points.

Carport Parking

To the front of the property there is carport parking suitable for one vehicle & storage.

Agents Notes

UTT/23/0578/HHF

Strapline For Planning Proposal:-

New dormer window, rooflights, and internal alterations to make space for a study and first floor shower room.

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