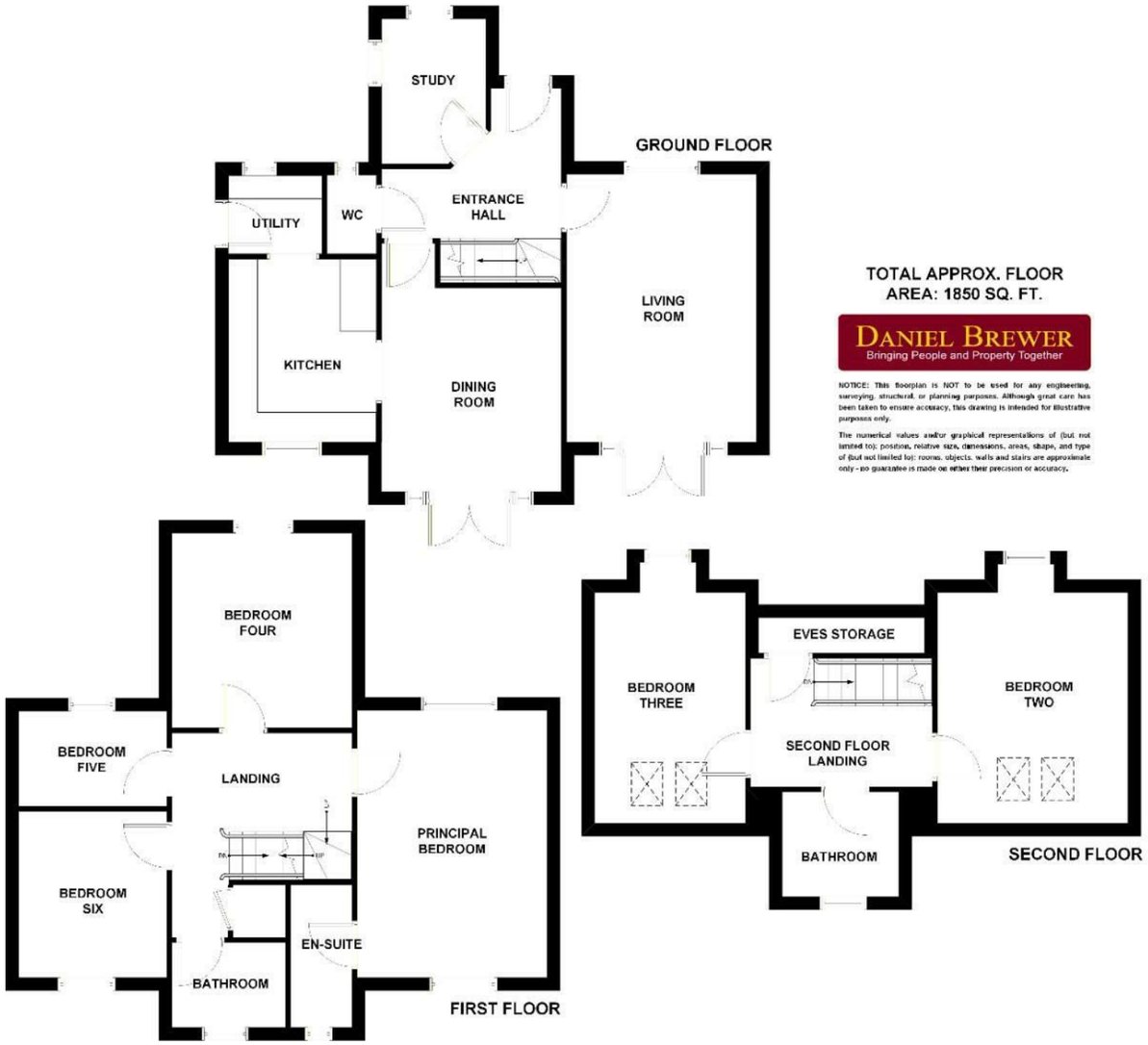


TOTAL APPROX. FLOOR AREA: 1850 SQ. FT.

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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WOODLANDS WALK, DUNMOW, ESSEX, CM6 1YQ

OFFERS OVER £650,000



WOODLANDS WALK
DUNMOW
ESSEX
CM6 1YQ

Situated in the sought-after Woodlands Park development in Dunmow is this substantial detached home offering approximately 1,850 sq. ft. of flexible and well-presented accommodation, ideally suited to family living.

The ground floor features a welcoming entrance hall, cloakroom, and a study with fibre internet, ideal for home working. There are two spacious reception rooms, a living room and separate dining room, both benefiting from French doors opening onto the rear garden. The modern kitchen is well-designed with a range of integrated appliances and is complemented by a useful utility room.

Upstairs, the first floor offers four bedrooms (three doubles and one single), with one currently used as a dressing room and another as an office. The principal bedroom enjoys an en-suite, alongside a family bathroom and airing cupboard. The second floor provides two further double bedrooms, an additional bathroom, and useful eaves and loft storage.

Externally, the property benefits from brick paved driveway parking for multiple vehicles, a double length garage and is set at the end of a quiet close.





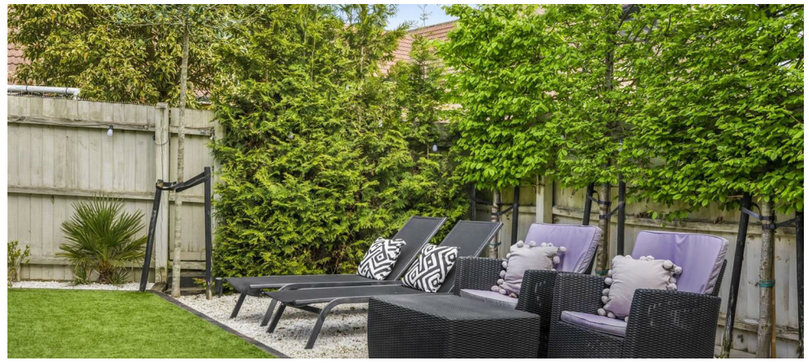
























Bathroom
Frosted double glazed UPVC window to rear aspect, three-piece suite, low level WC, panel enclosed bath with mixer tap, vanity wash hand basin with mixer tap, wall mounted radiator, laminate flooring, tiled walls, inset spotlights, shaver port.

Garage & Parking
Double length single garage with up and over aluminium door & roof storage, driveway parking for two/three vehicles.

Gardens
The property is approached via a brick-paved pathway with a gravel and lawn frontage, partially enclosed by hedging. Timber side gates on either side provide access to the rear garden.

To the rear, there is a stone-paved patio area, with a barbecue that may be included subject to negotiation. To one side of the property is a gravelled sun-trap seating area, while the remainder of the garden is laid to lawn, complemented by gravelled flower beds featuring a variety of trees and shrubs. The garden is fully enclosed by wooden panel fencing.

Additional Information
Fibre-to-the-premises broadband, ideal for home working, CAT6 ethernet cabling installed throughout the property, barbecue unit available by separate negotiation.

Town Summary
The 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 and much more. The town offers fantastic transport links to Stansted Airport, Chelmsford City and Bishop's Stortford. The town is well known for its four-yearly ritual of the "Flitch Trials", famously mentioned in Chaucer's The Canterbury Tales. Couples must convince a jury of six local bachelors and six local maidens that they have never wished themselves un-wed for a year and a day. If successful the couple are paraded along the High Street and receive a flitch of bacon.

- **Six Bedroom Detached Family Home**
- **Walking Distance To Great Dunmow Town Centre**
- **Approximately 1850 Square Feet Of Accommodation**
- **Study With Fibre Internet**
- **Beautiful Fitted Kitchen**
- **Two Reception Rooms**
- **Utility Room & Cloakroom**
- **Two Family Bathrooms & En-Suite To The Principal Bedroom**
- **Double Length Garage With Driveway Parking**
- **Low-Maintenance Rear Garden**

Entrance Hall
11'5" x 9'2" (3.5m x 2.8m)
Entry via UPVC door with frosted windows, double glazed frosted window to front & side aspects, carpeted stairs to first floor landing, access to under stairs storage, Karndean flooring, wall mounted radiator with timber cover, ceiling mounted light fixture, various power points. Doors to: Living Room, Study, Cloakroom, Dining Room.

Living Room
16'8" x 11'9" (5.1m x 3.6m)
UPVC French doors to rear aspect, Double glazed UPVC windows to front & rear aspects with integrated blinds, range of bespoke fitted shelving units with electric fireplace, wall mounted radiator with timber cover, Karndean flooring, wall mounted light fixtures, ceiling mounted light fixture, various power points,

Study
9'2" x 6'6" (2.8m x 2.0m)
Double glazed UPVC windows to front & side aspects, fibre to the premises internet, wall mounted radiator, Karndean flooring, ceiling mounted light fixture, various power points.

Cloakroom
Double glazed UPVC window to rear aspect, low level WC, wall mounted wash hand basin with mixer tap, wall mounted radiator, porcelain tiled floors, partially tiled walls, ceiling mounted light fixture.

Dining Room
11'5" x 9'10" (3.5m x 3.0m)
UPVC French doors to rear aspect, double glazed UPVC windows to rear aspect with integrated blinds, wall mounted radiator with timber cover, Karndean flooring, ceiling mounted light fixture, various power points. Opening to: Kitchen

Kitchen
11'5" x 9'2" (3.5m x 2.8m)
Double glazed UPVC window to rear aspect, various base and eye level units with composite worksurfaces over, one and a half unit composite sink with macerator and Quooker tap, integrated dishwasher, hidden three-ring induction hob with extractor fan, integrated Siemens combination oven & microwave and secondary fan oven, pull-out pantry, space for American style fridge freezer, water softener, Karndean flooring, inset spotlights, various power points. Door to: Utility Room.

Utility Room
5'10" x 4'11" (1.8m x 1.5m)
UPVC glazed door to side aspect, UPVC double glazed window to front aspect, various base and eye level units, single unit composite sink with mixer tap and macerator, space for separate washing machine & tumble drier, access to fuse box, wall mounted radiator, Karndean flooring, inset spotlights, various power points, extractor fan.

First Floor Landing
11'5" x 11'1" (3.5m x 3.4m)
Carpeted stairs with painted timber banister, stairs to second floor landing, painted timber post and rail balustrade, access to airing cupboard, carpeted flooring, ceiling mounted light fixtures, various power points. Doors to: Principal Bedroom, Bedroom Four, Bedroom Five, Bedroom Six & Family Bathroom.







Principal Bedroom
16'8" x 11'9" (5.1m x 3.6m)
Double glazed UPVC windows to front & rear aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points. Door to: En-Suite.

En-Suite
Frosted double glazed UPVC window to rear aspect, three-piece suite, low level WC, vanity wash hand basin with mixer tap and low level storage, tiled enclosed shower with glass sliding door, wall mounted heated towel rail, mirror, laminate flooring, tiled walls. inset spotlights, extractor fan.

Bedroom Four
11'1" x 10'2" (3.4m x 3.1m)
Double glazed UPVC window to front aspect, range of inbuilt wardrobes, wall mounted radiators, carpeted flooring, ceiling mounted light fixture, various power points.

Bedroom Five
9'6" x 6'6" (2.9m x 2.0m)
Double glazed UPVC window to front aspect, inbuilt wardrobes, wall mounted radiator, vinyl flooring, various power points, TV point.

Bedroom Six
9'10" x 9'6" (3.0m x 2.9m)
Double glazed UPVC window to rear aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points, TV point.

Family Bathroom
Frosted double glazed UPVC window to rear aspect, three-piece suite, tiled walls, low level WC, vanity wash hand basin with mixer tap and low level storage, panel enclosed bath with glass screen and rainfall shower, wall mounted heated towel rail, laminate flooring, inset spotlights, shaver port, extractor fan.

Second Floor Landing
11'1" x 7'10" (3.4m x 2.4m)
Carpeted stairs with painted timber banister, post and rail timber balustrade, access to eaves storage, wall mounted radiator, carpeted flooring, various power points. Doors to: Bathroom, Bedroom Two, Bedroom Three.

Bedroom Two
15'8" x 11'9" (4.8m x 3.6m)
Two Velux widows to rear aspect, UPVC dormer window to front aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Bedroom Three
15'8" x 9'6" (4.8m x 2.9m)
Two Velux widows to rear aspect, access to loft area, UPVC dormer window to front aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

