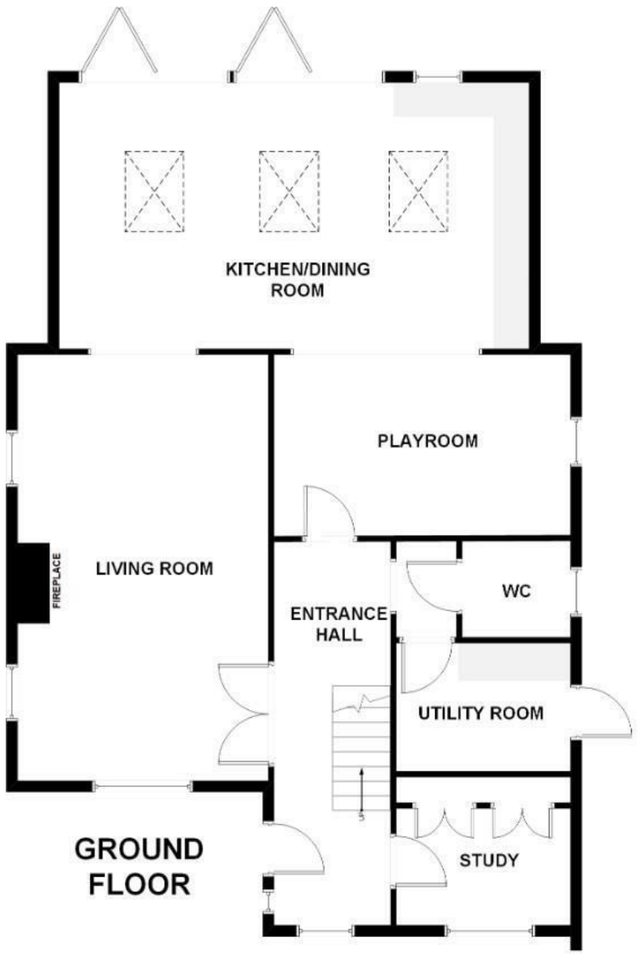

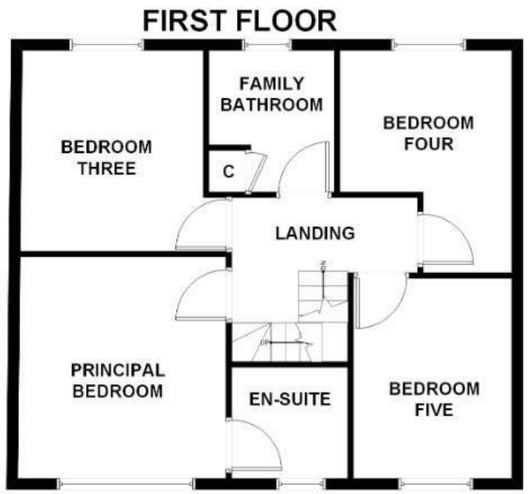

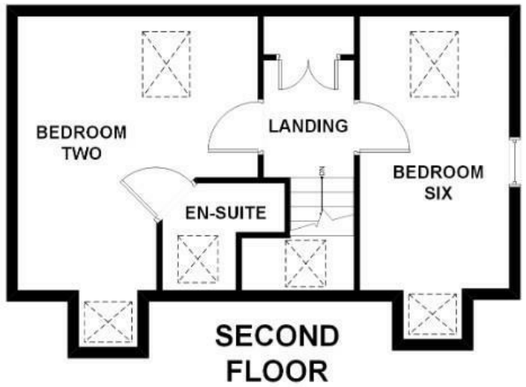

Total Approx.
Floor Area:
2325 Sq. Ft.

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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BARDFIELD ROAD, THAXTED, DUNMOW, ESSEX, CM6 3PU

OFFERS OVER £700,000

BARDFIELD ROAD
THAXTED
DUNMOW
ESSEX
CM6 3PU

Nestled in the charming market town of Thaxted, Bardfield Road presents a remarkable opportunity to acquire a spacious six-bedroom detached family home, offering a generous 2,325 square feet of living space. This delightful residence is perfectly positioned to overlook picturesque farmland, providing a serene backdrop for family life.

Upon entering, one is greeted by a welcoming entrance hall that leads to a cloakroom and a variety of well-appointed reception rooms. The ground floor features a comfortable living room, an open-plan kitchen and dining area ideal for entertaining, a playroom for the little ones, a practical utility room, and a study that offers a quiet space for work or study.

The first floor is home to four generously sized bedrooms, including a principal suite with en-suite facilities, ensuring privacy and convenience. A family bathroom serves the remaining bedrooms on this level. Ascending to the second floor, you will find two additional bedrooms, with en-suite facilities to one bedroom, providing ample accommodation for family and guests alike.

Externally, the property boasts a substantial driveway with parking for up to five vehicles, a rare find in such a desirable location. The secluded rear garden is a true highlight, featuring a charming Wendy house, perfect for children, and stunning views over the open farmland, creating a peaceful outdoor retreat.

This exceptional family home combines spacious living with a tranquil setting, making it an ideal choice for those seeking comfort and convenience in the heart of Thaxted. Don't miss the chance to make this wonderful property your own.

En-Suite
Velux window to front aspect, three-piece suite, low level WC, vanity wash hand basin with mixer tap, tiled enclosed shower, wall mounted heated towel rail, tiled walls, vinyl flooring, inset spotlight, extractor fan.

Driveway Parking
Driveway parking for five vehicles.

Gardens
Access to rear gardens via gate, entertaining flagstone patio area to the rear, laid to lawn, various mature trees and shrubs, pathway to a Wendy house, play area, outside gym, views overlooking open farmland.

Additional Information
Freehold, mains waste water drainage, fibre to the premises internet.

Town Summary
The Medieval market town of Thaxted is steeped in history and retains an abundance of character to this day. The town boasts three public houses, various restaurants, a bakery, petrol station and various independent shops. Some of the beautiful landmarks Thaxted has to offer include the stunning Guild Hall, Thaxted Parish Church, and John Webbs Windmill. Thaxted is approximately seven miles from the popular town of Saffron Walden and approximately six miles from the bustling market town of Great Dunmow.

- **Six Bedroom Detached Family Home**
- **Generous Rear Garden**
- **Ample Driveway Parking**
- **Countryside Views**
- **2325 Square Feet Of Accommodation**
- **Modern Kitchen/Dining Room**
- **Living Room & Playroom**
- **Study**
- **Utility Room & Cloakroom**
- **Two En-Suites & Family Bathroom**

Entrance Hall
26'10" x 5'10" (8.2m x 1.8m)
Entrance via UPVC door to side aspect, double glazed UPVC windows to front & side aspect, stairs to first floor landing, wall mounted radiator, engineered oak flooring, ceiling mounted light fixture, various power points. Doors to: Playroom, Living Room, Study, Utility Room, WC.

Cloakroom
Double glazed frosted UPVC window to side aspect, low level WC, wall mounted vanity wash hand basin with mixer tap and splash back tiling, storage cabinet/utilities board, wall mounted radiator, vinyl flooring, ceiling mounted light fixture, extractor fan.

Utility Room
8'10" x 7'2" (2.7m x 2.2m)
Double glazed UPVC door to side aspect, access to gas boiler, various base level units, single unit stainless steel sink with mixer tap and drainer unit, water softener, space for American style fridge freezer, space for washing machine, storage cupboard, wall mounted radiator, tiled flooring, ceiling mounted light fixture, various power points, extractor fan.

Playroom
15'1" x 10'2" (4.6m x 3.1m)
Double glazed frosted UPVC window to side aspect, wall mounted radiator, underfloor heating, LVT flooring, inset spotlights, various power points. Opening to: Kitchen/Dining Area.

Kitchen/Dining Area
26'10" x 16'4" (8.2m x 5.0m)
Three Velux skylight windows, double glazed UPVC bi-folding doors to rear aspect, double glazed UPVC window to rear, various base and eye level units with granite worksurfaces over, one and half unit inset stainless steel sink with mixer tap, integrated BOSCH dishwasher, two Samsung smart fan ovens, five ring induction NEF hob with rising electronically actuated extractor fan overhead, underfloor heating, LVT flooring, inset spotlights, ceiling mounted light fixture, various power points. Opening to: Living Room.

Living Room
24'7" x 12'9" (7.5m x 3.9m)
Double glazed UPVC window to front aspect, frosted double glazed UPVC windows to side aspect, brick built fireplace with slate hearth, timber mantle and log burner, wall mounted radiators, carpeted flooring, ceiling mounted light fixture, various power points.

Study
8'10" x 8'6" (2.7m x 2.6m)
Double glazed UPVC window to front aspect, wood laminate flooring, bi-folding storage units, wall mounted radiator, wood laminate flooring, ceiling mounted light fitting, various power points.

First Floor Landing
Stairs to second floor landing, carpeted stairs with post and rail timber bannister, wall mounted radiator, ceiling mounted light fixture, various power points.

Principal Bedroom
12'9" x 12'5" (3.9m x 3.8m)
Double glazed UPVC window to front aspect with internal timber shutters, integrated wardrobes, wall mounted radiator, carpeted flooring, various power points. Door to: En-Suite

En-Suite
Double glazed UPVC frosted window to front aspect, three-piece suite, low level WC, corner tiled enclosed shower with sliding glass door, vanity wash hand basin with mixer tap and oval basin, wall mounted heated towel rail, tiled flooring, shaver power, inset spotlights, extractor fan.

Bedroom Three
12'1" x 11'5" (3.7m x 3.5m)
Double glazed UPVC window to rear aspect, carpeted flooring, ceiling mounted light fixture, various power points.

Family Bathroom
Frosted double glazed UPVC window to rear, access to airing cupboard, three-piece suite, low level WC, vanity wash hand basin with mixer tap, panel enclosed bath with shower, wall mounted heated towel rail, porcelain tiled flooring, ceiling mounted light fixture, extractor fan.

Bedroom Four
11'5" x 9'10" (3.5m x 3.0m)
Double glazed UPVC window to rear, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Bedroom Five
12'9" x 8'10" (3.9m x 2.7m)
Double glazed UPVC window to front aspect, wall mounted radiator, wood laminate flooring, ceiling mounted LED, various power points.

Second Floor Landing
Timber Velux window to front aspect, carpeted stairway, eaves storage cupboard, carpeted flooring, inset spotlights.

Bedroom Six
12'1" x 8'6" (3.7m x 2.6m)
UPVC Velux windows to front & rear aspect, UPVC window to side aspect, eaves storage, wall mounted radiator, wood laminate flooring, inset spotlights, various power points.

Bedroom Two
13'1" x 12'1" (4.0m x 3.7m)
Velux windows to rear & front, eaves storage, wall mounted radiator, carpeted flooring, inset spotlight, various power points. Door to: En-Suite.