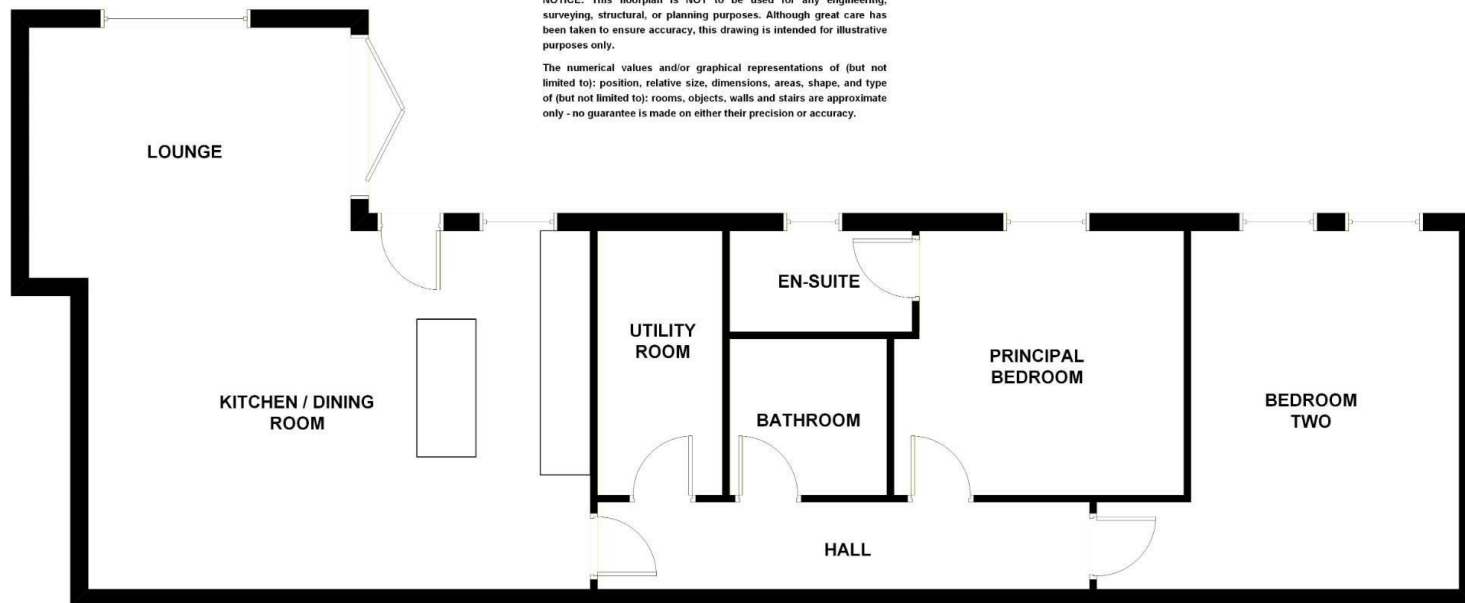


DANIEL BREWER

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.



GROUND FLOOR



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

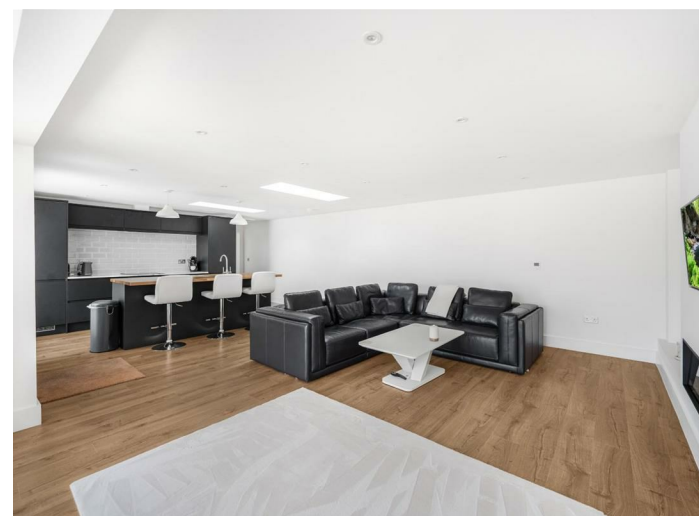
Daniel Brewer

51 High Street
Great Dunmow
Essex, CM6 1AE

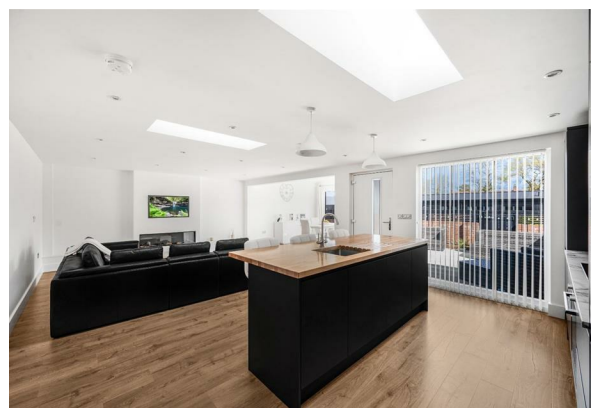
Telephone • 01371 856585
Website • www.danielbrewer.co.uk
E-mail • info@danielbrewer.co.uk

SMITHS YARD, GREAT BARDFIELD, BRAINTREE, ESSEX,
CM7 4FJ

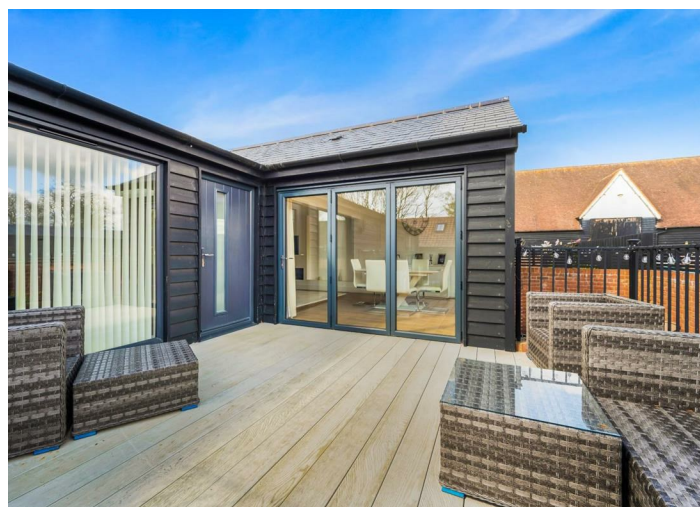
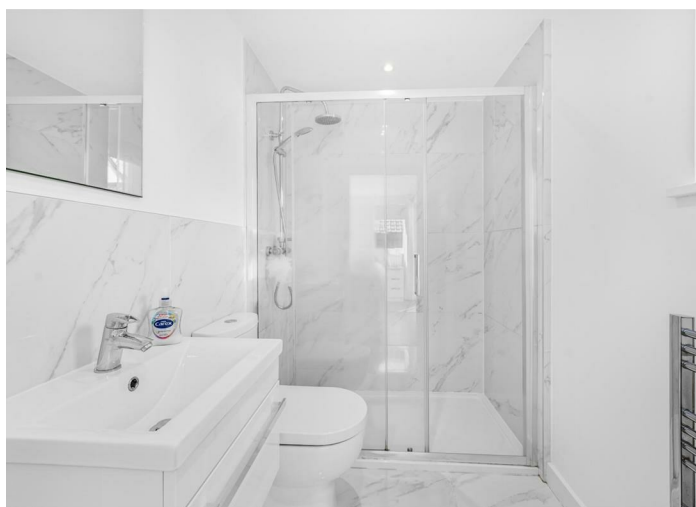
OFFERS OVER £475,000



**SMITHS YARD
GREAT BARDFIELD
BRAINTREE
ESSEX
CM7 4FJ**



Situated within a quiet and exclusive complex in the highly sought-after village of Great Bardfield, this beautifully presented two double bedroom barn conversion offers stylish single-level living. The accommodation comprises a spacious open-plan lounge/kitchen/dining area, a separate utility room, and an inviting hallway leading to two generously sized double bedrooms. The principal bedroom benefits from its own ensuite, while a contemporary family bathroom serves the remainder of the property. Externally, the home features a thoughtfully landscaped garden perfect for relaxing or entertaining as well as off-road parking for two vehicles.



Village Summary

Great Bardfield is a quintessential village which enjoys a strong community along with an excellent range of village amenities including a co-op, two public houses, butchers, bookshop, hairdressers, delicatessen, garden centre and a thriving infant/primary school. This part of North Essex offers fantastic Bridle and footpaths over some of the most idyllic countryside. A unique benefit includes The Blue Egg Farm Shop with post office and Bardfield Montessori Day Nursery.

Agents Notes

The property is subject to a maintenance charge. According to the current owner, this is approximately £750.00 per annum and includes water rates.

- Situated Within A Quiet And Exclusive Complex In The Sought-After Village Of Great Bardfield
- Beautifully Presented Two Double Bedroom Barn Conversion
- Stylish And Modern Single-Level Living Throughout
- Spacious Open-Plan Lounge/Kitchen/Dining Area, Ideal For Entertaining
- Separate Utility Room Providing Additional Practicality
- Two Generously Sized Double Bedrooms
- En-Suite Facilities & A Family Bathroom
- Beautifully Landscaped Private Garden
- Off-Road Parking For Two Vehicles
- Approximately 6 Years Remaining On The New Build Warranty

Kitchen/Breakfast

27'2" x 26'4" (total measurement) (8.28m x 8.03m (total measurement))

Accessed via a partly glazed UPVC front door:- UPVC double glazed full height window to front aspect, base and eye level units with complimentary working surfaces, central island with Oak working surface over & breakfast bar area, inset oven, electric hob with extractor over, integrated dishwasher, integrated fridge/freezer, inset sink with drainer unit & mixer taps, part tiled walls, inset spotlights, electric Velux window with rain sensor, solid wood flooring with underfloor heating, opening to.

Lounge

Media wall with electric fireplace & T.V point, electric Velux window with rain sensor, solid wood flooring with underfloor heating, inset spotlights, power points, opening to.

Dining Area

Full height UPVC double glazed full height windows to front aspect, Aluminium bi-folding doors leading to the garden, vaulted ceiling, inset spotlights, power points, solid wood flooring with underfloor heating.

Hallway

Inset spotlights, solid wood flooring with underfloor heating, power points, doors to.

Utility Room

space for washing machine, space for tumble dryer, solid wood flooring with underfloor heating, inset spotlights, power points.

Principal Bedroom

12'3" x 11'6" (3.73m x 3.51m)

Full height UPVC double glazed window to front aspect, solid wood flooring, power points, door to.





En-Suite

UPVC double glazed opaque window to front aspect, Walk-in double shower cubicle with rainfall head & additional attachment, W.C, wash hand basin with vanity unit below, part tiled walls, tiled flooring, inset spotlights, extractor fan.

Bedroom Two

12'2" x 10' (3.71m x 3.05m)

UPVC double glazed window to front aspect, solid wood flooring with underfloor heating, power points.

Bathroom

Velux window, enclosed bath with mixer taps & shower attachment, glass screen, wash hand basin with vanity drawers below, W.C, heated towel rail, part tiled walls, tiled flooring, inset spotlights, extractor fan.

Landscaped Garden

The beautifully landscaped garden features a raised composite decked area, enclosed by elegant wrought iron railings and offering views across the rest of the garden. The main section is laid to lawn, complemented by a variety of decorative stone borders and established shrubs. An additional shingle seating area provides a perfect spot for outdoor relaxation. Access is via a timber gate, and the garden is partially enclosed by a charming red brick wall.

Driveway Parking

To the front of the property is driveway parking for two vehicles.

