



TOTAL APPROX. FLOOR
AREA: 1450 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.

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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.

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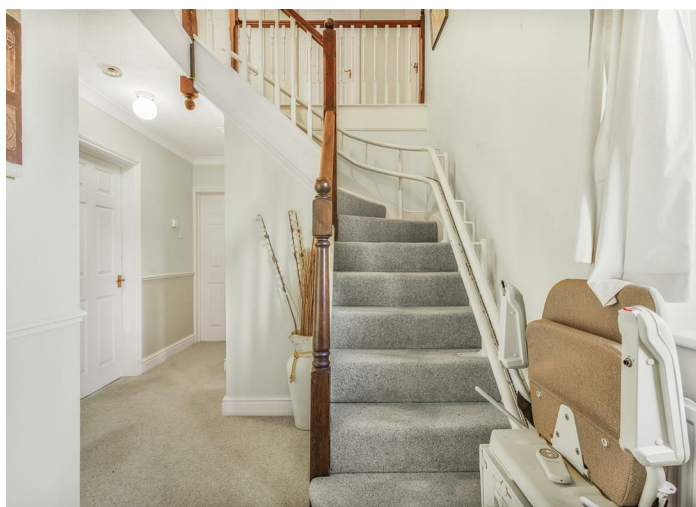
Nestled in the charming town of Dunmow, this delightful detached house offers a perfect blend of comfort and space, making it an ideal family home. Spanning an impressive 1,450 square feet, the property boasts four well-proportioned bedrooms, providing ample room for relaxation and privacy.

The house is approached by a quiet drive leading to a well-sized driveway with parking for up to three vehicles. The ground floor offers a welcoming entrance hall with understairs storage & a cloakroom. This leads through to a spacious living room with a traditional fireplace, next door the dining room provides a light and airy atmosphere with glazed sliding doors opening to the gardens. Finally the kitchen & utility room provide ample space for busy mornings.

The first floor provides four bedrooms with inbuilt wardrobes to bedroom two & the principal bedroom, alongside en-suite facilities for the principal bedroom. The landing also houses a airing cupboard & loft access for extra storage space.

The gardens provide an enclosed and private area - a great space for relaxation - with a patio, brick-enclosed flowerbeds & greenery throughout.





Additional Information

Fibre to the cabinet internet, stairlift to be removed.

Village 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.

- **Four Bedroom Detached Family Home**
- **Walking Distance to Great Dunmow Town Centre**
- **Kitchen/Breakfast Room & Separate Dining Room**
- **Living Room with Fireplace**
- **Approximately 1,450 Square Feet of Accommodation**
- **Loft, Understairs Storage & Airing Cupboard**
- **En-Suite Facilities to Principal & Family Bathroom**
- **Utility Room With Garage Access**
- **Integrated Garage & Driveway Parking**
- **Enclosed Rear Garden**

Entrance Hall

9'10" x 15'5" (3.0m x 4.7m)

Entrance via UPVC door, double glazed UPVC window to side aspect, stairs to first floor landing, access to understairs storage, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points. Doors to: Kitchen, Living room, Dining room, Cloakroom.

Kitchen/Breakfast Room

12'5" x 11'1" (3.8m x 3.4m)

Double glazed UPVC window to rear aspect, various base and eye level units with laminate worksurfaces over, space for dishwasher, rangemaster triple oven and grill with five ring gas hob and extractor fan above, one and a half unit ceramic sink with mixer tap, breakfast bar seating, splashback tiling, wall mounted radiator, tiled flooring, ceiling mounted light fixture, various power points. Door to Utility Room.

Utility Room

9'6" x 4'7" (2.9m x 1.4m)

Partially glazed door to rear aspect, double glazed UPVC window to rear aspect, various base level units, single unit sink with mixer tap and drainer unit, access to gas boiler, space for washing machine & separate tumble drier, wall mounted radiator, tiled flooring, ceiling mounted light fixture, various power points. Door to: Garage.

Dining Room

10'5" x 9'2" (3.2m x 2.8m)

Sliding UPVC double glazed doors to rear access, wall mounted radiator, carpeted flooring, ceiling mounted light fixtures, various power points.

Living Room

18'0" x 12'9" (5.5m x 3.9m)

Double glazed UPVC windows to side & front aspect, gas feature fireplace with timber mantle and marble hearth, wall mounted radiators, carpeted flooring, ceiling mounted light fixtures, various power points, TV point.

Cloakroom

Low level WC, wall mounted wash hand basin with splashback tiling, wall mounted radiator, tiled flooring, inset spotlight.

First Floor Landing

11'5" x 9'6" (3.5m x 2.9m)

Post and rail timber balustrade, access to airing cupboard, access to loft, wall mounted radiator, ceiling mounted light fixture, various power points. Doors to: Bedrooms & Family Bathroom.





Principal Bedroom

14'1" x 12'9" (4.3m x 3.9m)

Double glazed UPVC windows to front & side, two sets of inbuilt wardrobes, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points. Door to: En-Suite.

En-Suite

Frosted double glazed UPVC window to side aspect, three-piece suite, low level WC, pedestal wash hand basin with mixer tap, panel enclosed bath with separate tap and shower attachment, wall mounted heated towel rail, tiled walls, tiled flooring, ceiling mounted light fixture, extractor fan.

Bedroom Two

19'4" x 9'6" (5.9m x 2.9m)

Dormer double glazed UPVC window to front aspect, inbuilt wardrobes, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Bedroom Three

11'1" x 10'9" (3.4m x 3.3m)

Timber Velux window to rear aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Bedroom Four

9'2"x 6'10" (2.8mx 2.1m)

UPVC window to rear aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Family Bathroom

Double glazed frosted UPVC window to side aspect, three-piece suite, low level WC, vanity wash hand basin with mixer tap and low level storage, panel enclosed bath with mixer tap, glass screen and shower, wall mounted heated towel rail, storage cabinet, tiled walls, tiled floors, wall mounted radiator, ceiling mounted light fixture, extractor fan.

Garden

To the front of the property is a concrete driveway enclosed by hedges with a laid to lawn area enclosed by a low level picket fence and hedging, the rear of the property has a stoned paved patio area with brick bordering flowerbeds and a timber storage shed, the patio leads up with stone paved stairs to laid to lawn area with mature trees & bushes, all enclosed by wood panel fencing.

Garage & Parking

Single integrated garage with up and over aluminium door, driveway parking for multiple vehicles.

