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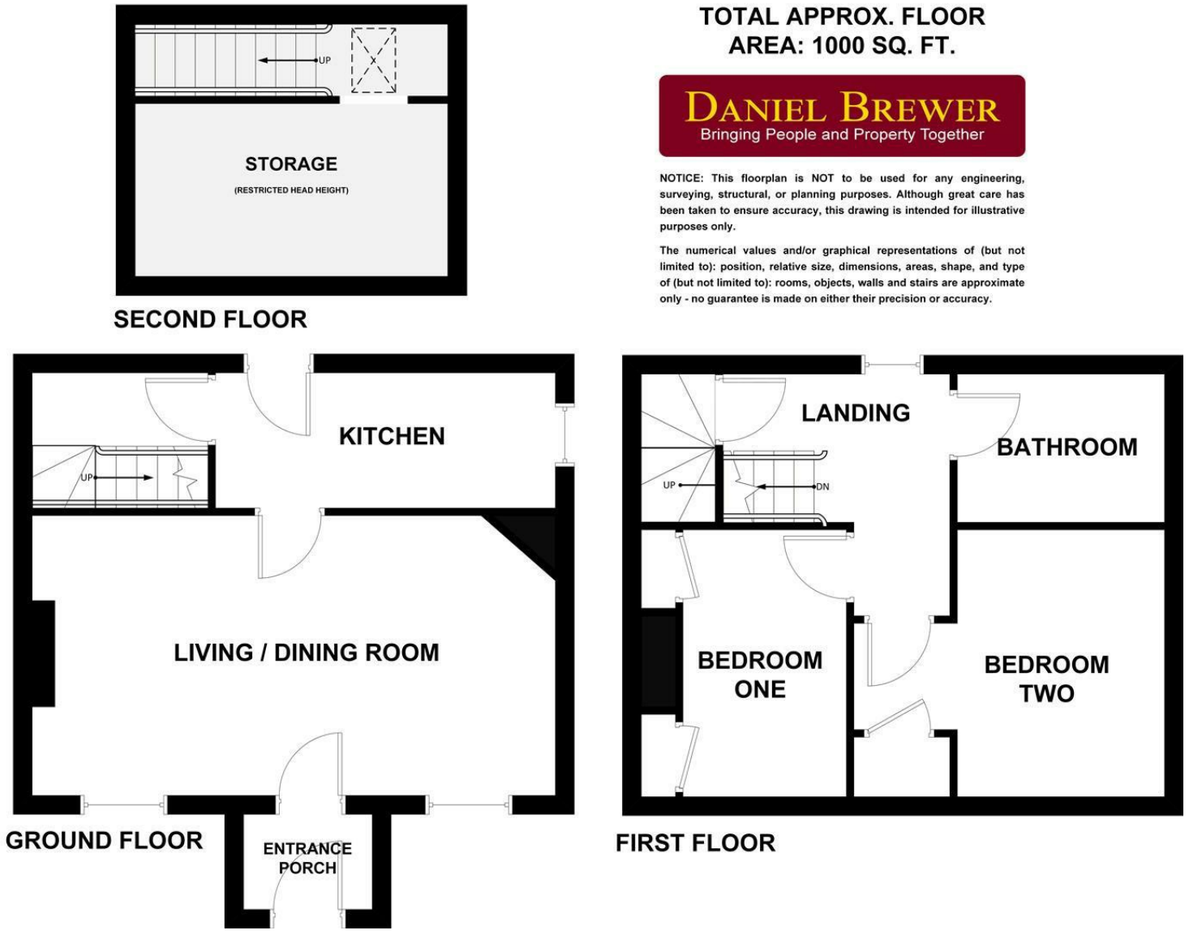

TOTAL APPROX. FLOOR AREA: 1000 SQ. FT.

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.

WAINSFIELD VILLAS, THAXTED, DUNMOW, ESSEX, CM6 2LS

OFFERS OVER £300,000

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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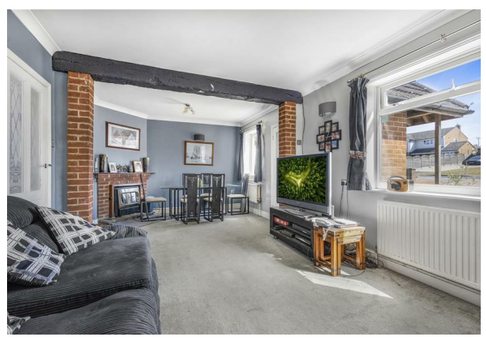
WAINSFIELD VILLAS
THAXTED
DUNMOW

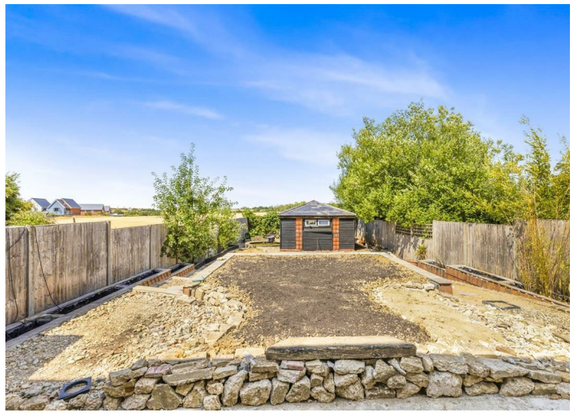
Situated in the attractive village of Thaxted, this characterful two bedroom semi-detached home offers accommodation over three floors, ample off-road parking and a generous rear garden backing onto open fields.

The ground floor includes a small entrance lobby, an open-plan living and dining room with a fireplace, built-in storage, exposed brickwork and timbers, and a kitchen. The first floor provides two well-proportioned bedrooms and a bathroom, with some areas requiring refurbishment. A separate staircase leads to a large storage room.

Outside, a block paved driveway provides parking for multiple vehicles. The rear garden is currently being landscaped and includes a patio, raised planter, lawn, pond and summerhouse, with pedestrian access to the side of the property.

Concrete footings are in place to the rear of the property for a full-width, single-storey extension. Building Regulations approval has previously been granted for this proposal. There may also be potential for further extension, subject to all necessary planning permissions and statutory approvals.





Parking
The property benefits from a block paved private driveway with parking for multiple vehicles.

Agents Notes
Concrete footings are in place to the rear of the property for a full-width, single-storey extension. Building Regulations approval has previously been granted for this proposal. There may also be potential for further extension, subject to all necessary planning permissions and statutory approvals.

Local Village
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.

- **Semi-Detached Family Home**
- **Two Double Bedrooms**
- **Open Plan Living/Dining Room**
- **Kitchen**
- **Family Bathroom**
- **Second Floor Storage Room**
- **Sizeable Rear Garden With Summer House**
- **Backing Onto Open Fields**
- **Parking For Multiple Vehicles**
- **Potential To Extend (STPP) With Concrete Foundations In Place**

Entrance Lobby
5'6" x 4'3" (1.7m x 1.3m)
Entrance via timber door to front aspect, coat storage, ceiling mounted light fixture. Door to: Living Room.

Living/Dining Room
22'3" x 11'9" (6.8m x 3.6m)
Double glazed UPVC windows to front aspect, fireplace with log burner and brick hearth, exposed brickwork, inbuilt storage/display units, exposed timbers, space for dining table, wall mounted radiators, wall mounted light fixtures, ceiling mounted light fixture, various power points.

Kitchen
15'5" x 5'10" (4.7m x 1.8m)
Glazed UPVC door to rear aspect, frosted UPVC window to side aspect, various base and eye level units with granite effect worksurfaces over, integrated stainless steel sink with mixer tap, integrated double oven, electric four-ring hob with extractor fan overhead, wall mounted radiator, space for washing machine, splashback tiling, concrete floor, inset spotlights, various power points. Door to: Inner Hallway.

Inner Hallway
6'10" x 4'3" (2.1m x 1.3m)
Carpeted flooring, ceiling mounted light fixture, stairs to first floor landing,

First Floor Landing
Double glazed UPVC window to rear aspect, carpeted flooring, ceiling mounted light fixture. Doors to: Family Bathroom, Bedroom One, Bedroom Two.

Bedroom One
11'5" x 8'10" (3.5m x 2.7m)
Double glazed UPVC window to front aspect with blinds, access to inbuilt wardrobes, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Bedroom Two
12'1" x 11'1" (3.7m x 3.4m)
Double glazed UPVC window to rear aspect, fireplace with brick hearth, wall mounted radiator, timber flooring, inset spotlights, various power points.

Family Bathroom
8'10" x 6'2" (2.7m x 1.9m)
Double glazed UPVC window to side aspect, four-piece suite, low level WC, UPVC bath with mixer tap & handheld shower attachment, wall mounted shower, wash hand basin, ceiling mounted spotlights.

Storage Room
13'5" x 6'10" (4.1m x 2.1m)
Accessed via a stairway from landing, Velux window to rear aspect, inbuilt storage shelves & cupboards, carpeted flooring, ceiling mounted spotlight, various power points, restricted head height.

Gardens
To the rear of the property is an enclosed garden currently undergoing landscaping. A stone-paved patio leads to a raised planter, bordered by low-level brick and concrete walls, with pathways extending to either side towards the lawned garden.

A stepping-stone pathway continues through the lawn to a summerhouse positioned at the rear. In front of the summerhouse is a brick-enclosed pond with a gravelled surround, creating an attractive focal point. Accessed via French doors, the summerhouse offers a versatile space suitable for relaxation, entertaining or home working.

Pedestrian access is also available from the front of the property via a pathway running alongside the house. The garden is enclosed by timber panel fencing and enjoys an appealing outlook across the open fields beyond.