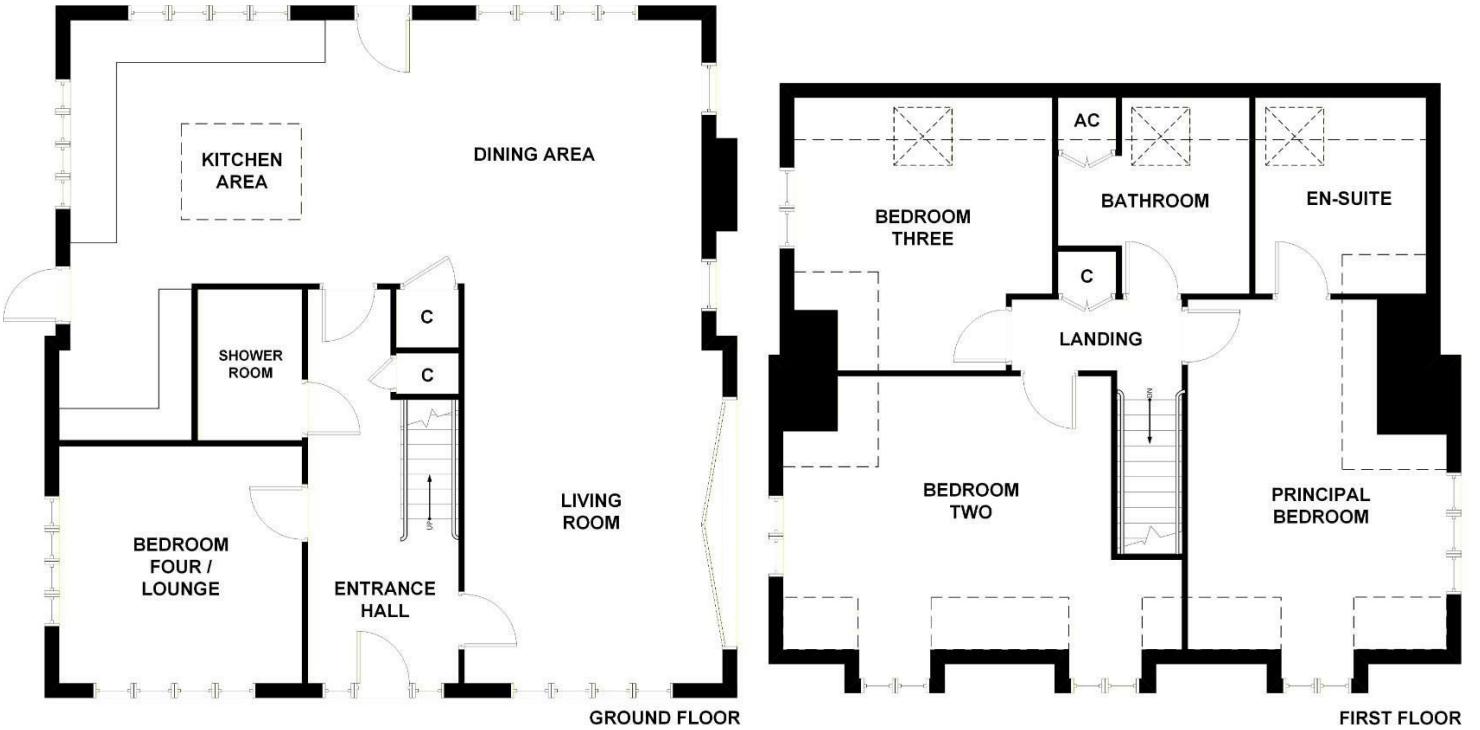


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DANIEL BREWER

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

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**DRURY LANE, AYTHORPE RODING, DUNMOW, ESSEX,
CM6 1PY**

GUIDE PRICE £795,000



DRURY LANE AYTHORPE RODING DUNMOW ESSEX CM6 1PY

Set within approximately a quarter of an acre, just off a quiet no-through country lane, this impressive four-bedroom detached modern country home offers spacious and versatile accommodation throughout.

The ground floor comprises a welcoming entrance hall, an expansive open-plan kitchen/dining/living space ideal for modern family living and entertaining, a separate utility room, bedroom four/snug, and a contemporary shower room.

To the first floor are three generous double bedrooms, with the principal bedroom benefitting from en-suite facilities and a well-appointed family bathroom.

Externally, the property enjoys a double garage, electric gated driveway providing ample parking, and a generous, well-proportioned garden, creating an excellent balance of privacy and outdoor space.





Family Bathroom

Velux window to rear aspect, freestanding bath with concealed mixer taps & shower attachment, concealed cistern W.C, wash hand basin with vanity drawers, heated towel rail, inset spotlights, extractor fan, part tiled walls, Karndean flooring.

Double Garage With Electric Gated Driveway

To the side of the property is a block paved driveway providing parking for several vehicles leading to a double garage. The double garage boasts two electric roller shutter doors, single door, power and lighting. The block paved driveway is accessed via an electric metal security gate.

Gardens

The garden benefits is mainly lawn with a variety of mature shrubs and trees. Two Sandstone patio areas provide alternative seating areas ideal for entertaining. A Sandstone pathway wraps around the perimeter of the property. The garden further benefits from a six person sauna, timber summer house with power & lighting, a timber shed and greenhouse.

Agent Notes

The property has been designed to be suitable for disabled access with all ground floor internal doors allowing wheelchair access.

- Four Double Bedrooms
- A Modern Detached Country Home
- Double Garage With Ample Driveway Parking Accessed Via Electric Gates
- Generous Gardens With Summer House
- High Standard Finish
- Open Plan Kitchen/Dining/Living Room
- Snug/Bedroom Four
- En-Suite, Family Bathroom & Additional Shower Room
- Utility Room
- Sought After Village Location

Entrance Hall

Accessed via front door:- Double glazed full height windows to front aspect, Karndean flooring with underfloor heating, stairs rising to the first floor landing, soft close understairs storage cupboards & drawers, inset spotlights, power points, doors to.

Shower Room

Walk-in shower with main shower & additional attachment, wash hand basin, concealed cistern W.C, heated towel rail, fully tiled, under floor heating, Karndean flooring, inset spotlights, extractor fan.

Living Room

20'10" x 12'10" (6.36 x 3.92)

Double glazed windows to multiple aspects, feature wood burning stove with brick surround, inset spotlights, power points, T.V point, underfloor heating, opening to.

Kitchen/Dining Room

33'9" x 13'6" (10.3 x 4.14)

Double glazed windows to multiple aspects, bi-folding doors leading to a patio area, stable door leading to paved pathway, base and eye level units with Corian working surfaces over, complimentary island with Corian working surface & breakfast area, door to built-in pantry, pull out larder, easy access corner pull out carousel, inset Smeg oven, inset Neff oven, five ring gas hob, four ring AEG induction hob with extractor over, inset 1 1/2 bowl sink with mixer taps, integrated fridge, integrated double drawer Hotpoint refrigerator, kitchen unit housing Viessmann condensing boiler, inset spotlights, power points, Karndean flooring with underfloor heating, carpet with underfloor heating, open to.

Utility Room

8'8" x 6'10" (2.65 x 2.1)

Base and eye level units with Corian working surface over, inset Butler sink with mixer taps, space for washing machine, space for dishwasher, integrated freezer, inset Neff microwave, roller shutter pantry unit with power points, inset spotlights, power points, karndean flooring, Kinetico water softener, Stable door leading to paved pathway.





Snug/Bedroom Four

10'3" x 10'2" (3.14 x 3.12)

Double glazed windows to multiple aspects, underfloor heating, T.V point, power points.

First Floor Landing

Inset spotlights, power points, radiator, door to airing cupboard, doors to.

Principal Bedroom

19'5" x 13'0" (5.92 x 3.98)

Double glazed window to front aspect, Velux window to side aspect, Air conditioning unit, radiator, Karndean flooring, a range of fitted wardrobes with internal drawers, power points, door to.

En-Suite

Opaque double glazed window to side aspect, Velux window to rear aspect, walk-in central shower with main shower head & additional attachment, twin wash hand basins, concealed cistern W.C, bidet, heated towel rail, part tiled walls, Karndean flooring, inset spotlights, extractor fan, shaver point.

Bedroom Two

21'1" x 14'2" (6.44 x 4.32)

Double glazed windows to multiple aspects, radiator, power points.

Bedroom Three

14'6" x 14'6" (4.43 x 4.43)

Double glazed window to side aspect, Velux window to rear aspect, a range of fitted wardrobes with internal drawers, radiator, power points.

