# Daniel Brewer

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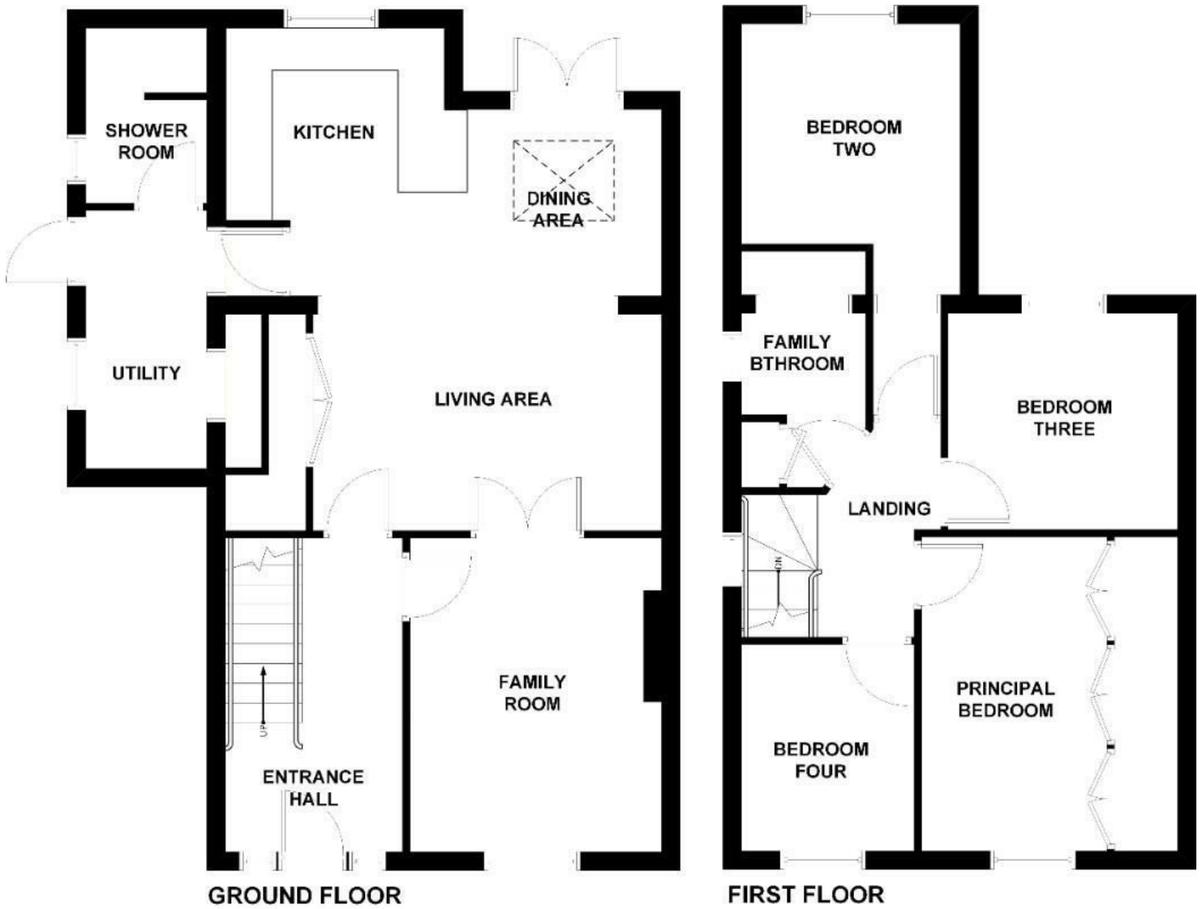


**TOTAL APPROX. FLOOR AREA: 1340 SQ. FT.**

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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## BANNISTER GREEN, FELSTED, DUNMOW, ESSEX, CM6 3NH

## OFFERS OVER £475,000











# BANNISTER GREEN
# FELSTED, DUNMOW
# ESSEX
# CM6 3NH





*This beautifully extended four bedroom semi-detached family home offers a modern living layout in the quiet village of Bannister Green, Felsted. The ground floor accommodation comprises;- kitchen/dining/living area, formal reception room, utility room, shower room and entrance hall. On the first floor are four bedrooms and a family bathroom. Externally the property boasts a generous rear garden and driveway parking for multiple vehicles.*









**Village Summary**
Felsted is a highly sought-after village offering an impressive range of amenities, including two welcoming pubs, a village store, restaurants, a tearoom, hairdressers, a clothing boutique, and beauty services. At its heart lies the historic Felsted School, set within extensive grounds and distinguished by its attractive architecture. The village also benefits from exceptionally well-equipped playing facilities, conveniently situated in the centre for easy access.

**Additional Information**
Freehold title, gas central heating, FTTC internet provisioning working from home.

- **Extended Four Bedroom Semi-Detached Family Home**
- **Generous Landscaped Rear Garden**
- **Driveway Parking For Several Vehicles**
- **Located On the Outskirts Of The Desirable Village Of Felsted**
- **Open Plan Kitchen/Dining/Living Room**
- **Utility Room & Ground Floor Shower Room**
- **Reception Room**
- **Family Bathroom**
- **1340 Square Feet Of Accommodation**
- **Viewing Advised**

**Entrance Hall**
13'9" x 7'6" (4.2m x 2.3m)
Entrance via UPVC door to front aspect, double glazed UPVC windows to front aspect, access to under-stairs storage, wall mounted radiator, laminate flooring, ceiling mounted light fixture, various power points. Doors to Kitchen / Dining / Living Room, and Family Room.

**Family Room**
13'9" x 11'1" (4.2m x 3.4m)
Double glazed UPVC window to front aspect, brick fireplace with timber lintel, laminate flooring, wall mounted radiator, ceiling mounted light fixture, various power points. French doors to:

**Kitchen / Dining / Living Room**
19'4" x 16'8" (5.9m x 5.1m)
Double glazed UPVC French doors to rear aspect, double glazed UPVC window to rear aspect; various base and eye level units with work surfaces over, single unit ceramic sink with mixer tap, integrated dishwasher, combination triple oven cooker and five ring induction hob with extractor fan over, breakfast bar seating for four people; space for dining table, roof lantern, laminate flooring, two wall mounted radiators, access to large storage cupboard, inset spotlights, wall mounted light fixtures, various power points.

**Utility Room**
11'5" x 7'10" (3.5m x 2.4m)
Double glazed UPVC window and door to side aspect, eye level units with work surface and space for washing machine / tumble dryer, space for american style fridge freezer; access to gas boiler, laminate flooring, inset spotlights, various power points. Door to:

**Shower Room**
Frosted double glazed window to side aspect, three piece suite comprising: low level WC, corner wash hand basin with mixer tap, tile enclosed shower with rainfall head and accordion glass door; laminate flooring, inset spotlights, extractor fan.

**First Floor Landing**
9'2" x 8'2" (2.8m x 2.5m)
Double glazed UPVC window to side aspect, access to loft, carpeted flooring, ceiling mounted light fixture,m various power points. Doors to: Principal Bedroom, Bedroom Two, Bedroom Three, Bedroom Four, and Family Bathroom.







**Principal Bedroom**
13'9" x 9'6" (4.2m x 2.9m)
Double glazed UPVC window to front aspect, carpeted flooring, range of in-built wardrobes, wall mounted radiator, ceiling mounted light fixture, various power points.

**Bedroom Two**
17'8" x 10'5" (5.4m x 3.2m)
Double glazed UPVC window to rear aspect, carpeted flooring, wall mounted radiator, ceiling mounted light fixture, various power points.

**Bedroom Three**
10'5" x 8'10" (3.2m x 2.7m)
Double glazed UPVC window to rear aspect, carpeted flooring, wall mounted radiator, ceiling mounted light fixture, various power points.

**Bedroom Four**
9'2" x 7'6" (2.8m x 2.3m)
Double glazed UPVC window to front aspect, carpeted flooring, wall mounted radiator, ceiling mounted light fixture, various power points.

**Family Bathroom**
Frosted double glazed window to side aspect, three piece suite comprising: low level WC, pedestal wash hand basin with mixer tap, timber panel enclosed bath with mixer tap, partly tiled walls, vinyl flooring, wall mounted heated towel rail, ceiling mounted light fixture.

**Garden**
The property enjoys attractive front and rear gardens. To the front, there is a lawned garden with a variety of mature bushes and flowering borders, creating a welcoming approach to the home.

Accessed via a pedestrian gate, the rear garden offers a pleasant and practical outdoor space. Immediately to the rear of the property is a patio area, flowing naturally from the kitchen/dining/living area and providing an ideal spot for outdoor seating and entertaining. A central stone path leads through the garden to its furthest extent, where there is a timber shed and timber play area.

The rear garden is fully enclosed by a mixture of eye-level and half-height timber panel fencing, making it well suited to families and keen gardeners alike. The garden also features a variety of mature trees, bushes and shrubs, adding character, privacy and seasonal interest.

**Driveway Parking**
To the front of the property is concrete driveway parking suitable for two vehicles.

