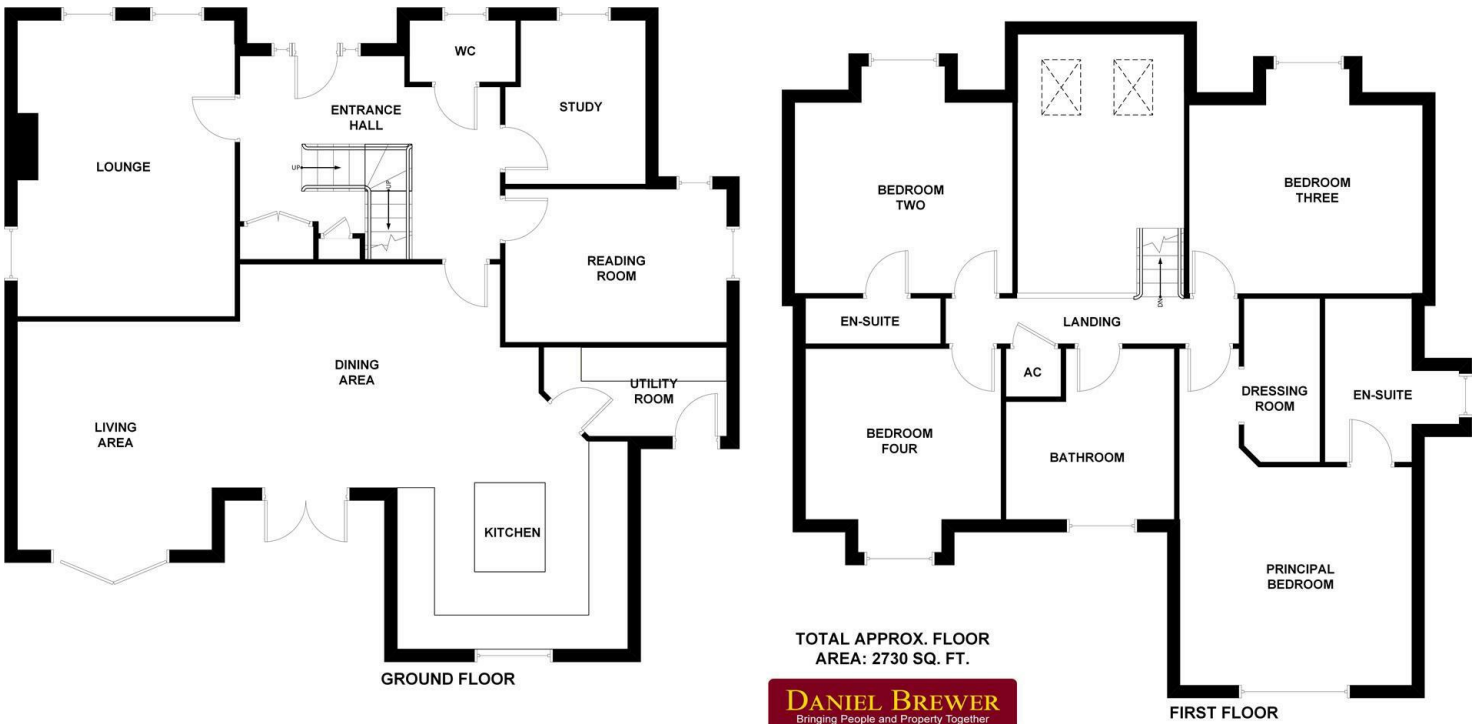




TOTAL APPROX. FLOOR
AREA: 2730 SQ. FT.

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

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CAUSEWAY END ROAD, FELSTED, DUNMOW

OFFERS OVER £1,190,000



CAUSEWAY END ROAD FELSTED DUNMOW

Situated on the outskirts of Felsted, this impressive four-bedroom detached new-build country home offers spacious accommodation extending to approximately 2,730 sq ft and is finished to an exceptional standard throughout. Occupying a generous plot with wraparound gardens, the property further benefits from an oversized single bay cart lodge and a substantial driveway providing ample parking for several vehicles.

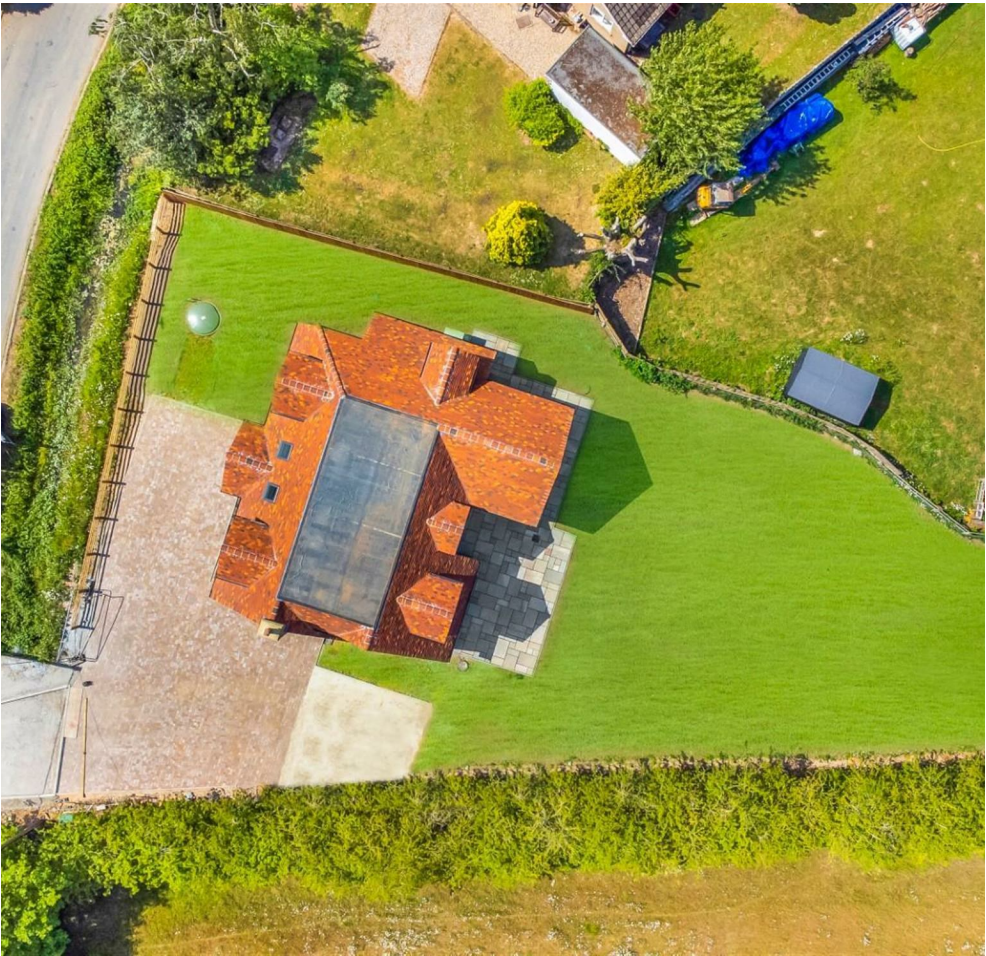
The property is entered via an impressive entrance hall, with a full-height feel opening up towards the first floor and Velux windows allowing plenty of natural light. From here, doors lead to a study, reading room, family room with fireplace, and a superb open-plan kitchen/dining/living area. The kitchen is well appointed and offers a practical modern layout, with access through to a useful utility room.

To the first floor are four double bedrooms, including a principal bedroom with dressing area and en-suite facilities. Bedroom two also benefits from an en-suite, while the remaining bedrooms are served by a four-piece family bathroom.

Externally, the property is approached via a brick-paved driveway providing ample off-road parking. The gardens wrap around the property and are mainly laid to lawn, enclosed by post and rail timber fencing, with a stone-paved patio area and pathway to the rear.

Overall, this is a well-designed new build home offering spacious living accommodation, flexible reception space, generous bedrooms, attractive gardens and excellent parking.

Entrance Hall
16'4" x 12'9" (5.0m x 3.9m)
Double glazed UPVC windows to the front aspects, Velux windows to front aspect, solid Oak flooring with underfloor heating, access to storage and underfloor heating manifold, wood wall panelling, inset spotlights, various power points. Doors to: Cloakroom, Study, Reading Room, Family Room, Kitchen / Dining / Living Area.





Cartlodge & Driveway Parking

The property benefits from block paved driveway parking for multiple vehicles as well as a single timber cart lodge included in the property under permitted development - currently subject to construction.

Additional Information

Private waste water drainage via a treatment plant, air source heat pump central heating, FTTC internet, underfloor heating, freehold title.

- **Four Bedroom Detached New Build Home**
- **Approximately 2730 Sq Feet of Accommodation**
- **Oversized Single Bay Cart Lodge With Driveway Parking**
- **Generous Wraparound Gardens**
- **Approximately 2730 Square Feet Of Accommodation**
- **Two Reception Rooms & Study**
- **Open Plan Kitchen/Dining/Living Room, Utility Room & Cloakroom**
- **Dressing Room, Two En-Suites & A Family Bathroom**
- **10 Year New Build Warranty**
- **Modern Living Layout With A High Specification Finish**

Cloakroom

Double glazed UPVC window to the front aspect, low level WC, vanity wash hand basin with storage and mixer tap, wood wall panelling, solid Oak flooring with underfloor heating, inset spotlight.

Study

10'5" x 7'6" (3.2m x 2.3m)
Double glazed UPVC window to the front aspect, solid Oak flooring with underfloor heating, inset spotlights, various power points.

Reading Room

14'1" x 9'10" (4.3m x 3.0m)
Double glazed UPVC windows to the front and side aspects, solid Oak flooring with underfloor heating, inset spotlights, various power points.

Lounge

18'8" x 13'9" (5.7m x 4.2m)
Double glazed UPVC windows to the front and side aspects, brick fireplace with granite hearth and timber lintel, solid Oak flooring with underfloor heating, inset spotlights, various power points.

Kitchen / Breakfast Area

24'3" x 14'9" (7.4m x 4.5m)
Double glazed UPVC windows to the rear and side aspects, various base and eye level fitted units with granite work surfaces over, four ring induction hob with extractor fan above, two integrated fan ovens, ceramic sink with mixer tap, integrated dishwasher, integrated fridge/freezer; breakfast bar seating for two people, tiled flooring with underfloor heating, inset spotlights, feature lighting, various power points.

Dining / Living Area

20'8" x 14'5" (6.3m x 4.4m)
Double glazed UPVC French doors and separate bi-folding doors to garden, double glazed UPVC window to side aspect, solid Oak flooring with underfloor heating, inset spotlights, various power points.

Utility Room

11'5" x 5'6" (3.5m x 1.7m)
Double glazed UPVC door to rear aspect, various base and eye level units with granite work surfaces over, space for washing machine and tumble dryer; coat storage, underfloor heating with tiled flooring, inset spotlights, various power points.

Landing

16'4" x 10'5" (5.0m x 3.2m)
Access via oak stairway with banister and balustrade, carpteted flooring, access to airing cupboard, access to loft, wall mounted radiator, wood wall panelling, inset spotlights, various power points.





Principal Bedroom

14'9" x 13'9" (4.5m x 4.2m)
Double glazed UPVC window to rear aspect, carpeted flooring, access to walk-in wardrobe/dressing room, wall mounted radiator, inset spotlights, various power points. Door to: En-suite.

En-suite

Frosted double glazed UPVC window to side aspect, three piece suite comprising: low level WC, porcelain tile enclosed shower with rainfall head and glass door, vanity wash hand basin with low level storage and mixer tap, low level WC; wall mounted heated towel rail, partly tiled walls, tiled flooring, inset spotlights, extractor fan.

Bedroom Two

13'9" x 12'1" (4.2m x 3.7m)
Double glazed UPVC window to front aspect, carpeted flooring, wall mounted radiator, inset spotlights, various power points. Door to: En-suite.

En-suite

Three piece suite comprising: low level WC, porcelain tile enclosed shower with rainfall head and glass door, vanity wash hand basin with low level storage and mixer tap, low level WC; wall mounted heated towel rail, tiled flooring, inset spotlights, extractor fan.

Bedroom Three

14'9" x 11'9" (4.5m x 3.6m)
Double glazed UPVC window to front aspect, carpeted flooring, wall mounted radiator, inset spotlights, various power points.

Bedroom Four

12'1" x 10'9" (3.7m x 3.3m)
Double glazed UPVC window to rear aspect, carpeted flooring, wall mounted radiator, inset spotlights, various power points.

Family Bathroom

Frosted double glazed UPVC window to rear aspect, four piece suite comprising: low level WC, porcelain tile enclosed shower with rainfall head and sliding glass door, vanity wash hand basin with low level storage and mixer tap, panel enclosed bath with mixer tap, low level WC; wall mounted heated towel rail, wood wall panelling, partly tiled walls, tiled flooring, inset spotlights, extractor fan.

Gardens

The property is approached via a brick-paved driveway, providing ample off-road parking and access to the front entrance.

The gardens wrap around the property and are predominantly laid to lawn, enclosed by post and rail timber fencing. To the rear is a stone-paved patio area, ideal for outdoor seating, with a paved pathway extending around part of the rear elevation.

