



#### 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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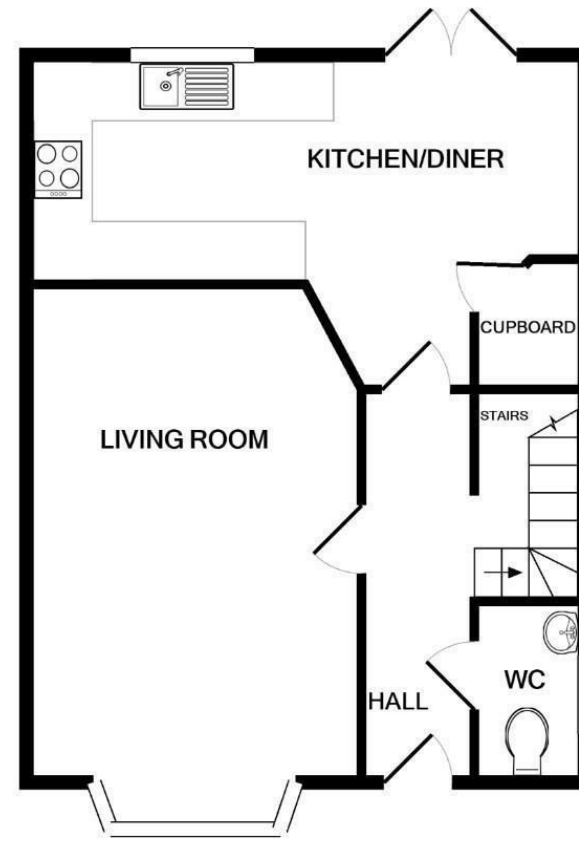
## GUELDER ROSE, DUNMOW, ESSEX, CM6 1TU

### £450,000

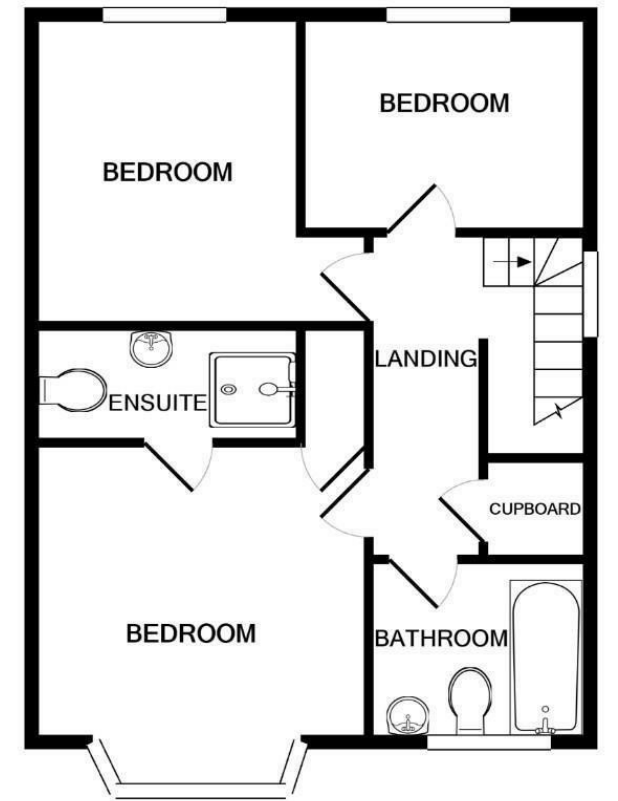


**GUELDER ROSE  
DUNMOW  
ESSEX  
CM6 1TU**

*Located on the award-winning Woodlands Park development, this beautiful three-bedroom detached family home offers a single garage and ample driveway parking. The ground floor accommodation comprises a welcoming entrance hall, a spacious living room with a bay window, a modern kitchen/dining room, and a convenient cloakroom. Upstairs, the first floor features three well-proportioned bedrooms, including a principal bedroom with en-suite, along with a stylish family bathroom. Externally, the property benefits from a generous south-facing rear garden, ideal for outdoor entertaining and family living.*

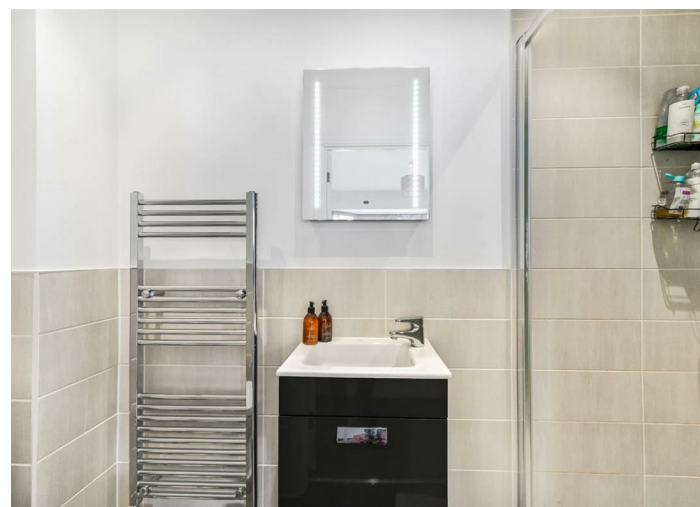


GROUND FLOOR  
APPROX. FLOOR  
AREA 473 SQ.FT.  
(43.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 473 SQ.FT.  
(44.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 946 SQ.FT. (87.9 SQ.M.)  
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### Single Garage With Driveway Parking

To the side of the property is a single garage with up & over door, power, lighting and pitched roof for storage. To the front of the garage is a block paved driveway providing parking for several vehicles.

### Town Summary

This 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 "Flich 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 flich of bacon.

- Located On The Award-Winning Woodlands Park Development
- Attractive Three-Bedroom Detached Family Home
- Single Garage With Ample Driveway Parking
- Generous South-Facing Rear Garden, Perfect For Outdoor Entertaining
- Welcoming Entrance Hall
- Spacious Living Room Featuring A Bay Window
- Modern Kitchen/Dining Room Ideal For Family Living
- Convenient Ground Floor Cloakroom
- Three Well-Proportioned Bedrooms
- Principal Bedroom With En-Suite Plus A Family Bathroom

### Entrance Hall

UPVC composite front door leading to: Entrance hall with wood effect flooring, radiator, power point, stairs rising to the first floor landing, door to kitchen dining room, door to lounge and door to cloakroom.

### Cloakroom

UPVC double glazed opaque window to side aspect, wash hand basin with vanity unit below, WC, part tiled walls, extractor fan.

### Living Room

17'6" x 11,11" (5.33m x 3.35m,3.35m)

UPVC double glazed bay window to front aspect, part wood panelled walls, radiator, power points, solid wood flooring, TV point.

### Kitchen/Dining Room

18'7" x 11'7" (5.66m x 3.53m)

UPVC double glazed windows to rear aspect, fitted with a range of base and eye level units with complementary work surfaces over, inset one and a half bowl sink with draining unit, inset double oven, four ring gas hob with extractor over, integrated fridge/freezer, integrated dishwasher, integrated washing machine, tiled flooring, inset spotlights, power points, door to storage cupboard, single door leading to the rear garden.

### First Floor Landing

UPVC double glazed window to side aspect, radiator, power points, loft access, door to airing cupboard, doors to:

### Principal Bedroom

12'5" x 11'6" (3.78m x 3.51m)

UPVC double glazed bay window to front aspect, radiator, power points, door to ensuite.





**En-Suite**

Enclosed shower cubicle, wash hand basin with vanity drawer below, WC, heated towel rail, part tiled walls, wood effect flooring, LED wall mounted mirror, inset spotlights, extractor fan.

**Bedroom Two**

10'6" x 9'2" (3.20m x 2.79m)

UPVC double glazed window to rear aspect, radiator, power points.

**Bedroom Three**

9'5" x 6'10" (2.87m x 2.08m)

UPVC double glazed window to rear aspect, radiator, power points.

**Family Bathroom**

UPVC double glazed opaque window to front aspect, enclosed bath with mixer tap & shower attachment, WC, wash hand basin with vanity drawers below, heated towel rail, LED wall mounted vanity mirror, part tiled walls, wood effect flooring, inset spotlights, extractor fan.

**South Facing Garden**

To the rear of the property, a patio area extends seamlessly onto the beautifully maintained lawn, complemented by a raised, decked terrace that provides a superb additional space for outdoor entertaining. Discreet side access is afforded via a timber gate leading to the block paved driveway.

