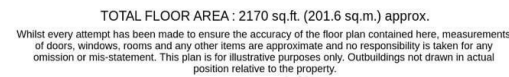


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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must 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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OFFERS OVER £750,000



**BRAINTREE ROAD
DUNMOW
ESSEX
CM6 1HT**

Situated on an established residential road in the heart of the thriving market town of Great Dunmow, this impressive four-bedroom detached family home has been thoughtfully extended and finished to a high standard throughout. The ground floor offers spacious and versatile accommodation, comprising two generous reception rooms, both benefiting from attractive bay windows, alongside a modern L-shaped kitchen/breakfast room, cloakroom, entrance hall and porch. To the first floor are three well-proportioned bedrooms, with the principal bedroom featuring a bay window and built-in wardrobes. Bedroom two also benefits from built-in wardrobes, providing excellent storage. The first floor is completed by a stylish family shower room and separate W.C. The entire second floor is dedicated to a further spacious double bedroom. Externally, the property continues to impress, with a beautifully landscaped rear garden offering an attractive and private outdoor space. The property also benefits from a single garage, gated driveway parking to the front and an additional driveway to the rear, providing ample off-road parking. An excellent family home combining generous accommodation, quality finishes and a convenient central location.





Landscaped Garden

A stunning, generously proportioned rear garden offering an exceptional blend of beautifully landscaped outdoor space and stylish entertaining areas. The garden features an expansive paved terrace, creating an ideal setting for alfresco dining, relaxing and entertaining with family and friends. Attractive timber pergolas add character and definition to the garden, while mature trees, established planting, colourful flower borders and an immaculate lawn create a wonderfully private and tranquil setting. A timber summerhouse provides a versatile additional space along with a practical timber shed. Fully enclosed and thoughtfully landscaped, this impressive garden is a real highlight of the property and provides a peaceful retreat to enjoy throughout the warmer months. The garden further benefits from side access via a timber gate.

Town Summary

The 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.

- Four Bedroom Detached Family Home
- Impressive Extended Accommodation Throughout
- Two Generous Reception Rooms With Bay Windows
- Modern L-Shaped Kitchen/Breakfast Room
- Spacious Principal Bedroom With Bay Window And Built-In Wardrobes
- Stylish Family Shower Room And Separate W.C.
- Beautifully Landscaped Rear Garden
- Garage, Gated Driveway Parking And Additional Rear Driveway
- Walking Distance To Town Centre
- Viewing Advised

Porch

UPVC double glazed leaded arched window to front aspect, solid wood flooring, door to.

Entrance Hall

Solid wood flooring, part wood panelled walls, inset spotlights, radiator, power points, stairs rising to the first floor landing, bespoke understairs storage cupboards, doors to.

Dining Room

15'11" x 14'7" (4.85m x 4.45m)
UPVC double glazed Leaded bay window to front aspect with fitted shutters, feature fireplace with inset wood burning stove, bespoke built-in storage units, solid wood flooring, picture rails, power points, radiator, open to.

Sitting Room

14'7" x 17'9" (4.45m x 5.41m)
UPVC double glazed Leaded bay window to side aspect with fitted shutters, feature cast iron fireplace, bespoke built-in storage units with shelving, solid wood flooring, picture rails, power points, radiator, open to.

Kitchen/Breakfast Room

22'4" x 19'7" (6.81m x 5.97m)
Three electric Velux windows with rain sensor to rear aspect, bi-folding doors leading to the rear garden, base level units with Quartz working surface over, complimentary island with Quartz working surface & breakfast bar area, inset oven, inset microwave, inset wine cooler, four ring induction hob with extractor over, integrated dishwasher, inset sink with mixer taps, space for fridge/freezer, space for washing machine, space for tumble dryer, solid wood flooring with underfloor heating, inset spotlights, power points.

Cloakroom

UPVC double glazed opaque Leaded window to side aspect with fitted shutter, W.C, wash hand basin with vanity unit below, part wood panelled wall, inset spotlights, wood effect flooring.

First Floor Landing

UPVC double glazed opaque leaded window to side aspect, power points, doors to.





Principal Bedroom
17'9" x 14'7" (5.41m x 4.45m)
UPVC double glazed leaded window bay window to side aspect with fitted shutters, UPVC double glazed leaded window to rear aspect with fitted shutters, a range of built-in wardrobes, feature Victorian fireplace, radiator, power points.

Bedroom Two
14'7" x 12'7" (4.45m x 3.84m)
UPVC double glazed leaded windows to multiple aspects with fitted shutters, a range of built-in wardrobes, radiator, power points, inset spotlights, part wood panelled walls.

Bedroom Four/Study
9'7" x 7'10" (2.92m x 2.39m)
UPVC double glazed leaded windows to front aspect with fitted shutters, radiator, power points, eye level units, stairs rising to the second floor.

Shower Room
UPVC double glazed opaque leaded window to rear aspect, walk-in shower with rainfall head & separate shower attachment, wash hand basin with vanity unit below, wall mounted LED vanity mirror, heated towel rail, inset spotlights.

W.C
UPVC double glazed leaded window to side aspect with fitted shutter, W.C, tiled flooring.

Second Floor

Bedroom Three
28'7" x 7'9" (8.71m x 2.36m)
UPVC double glazed windows to multiple aspects with fitted shutters, Velux window to side aspect, radiator, power points, inset spotlights, eaves storage.

Single Garage With Driveway
To the rear of the property is a single garage with up & over door, power, lighting, pitched roof for storage, window to rear aspect and a single door to side aspect. to the front of the garage is driveway parking.

Additional Gated Driveway
To the front of the property is a block paved driveway providing parking for multiple vehicles with access via wrought iron gates.

