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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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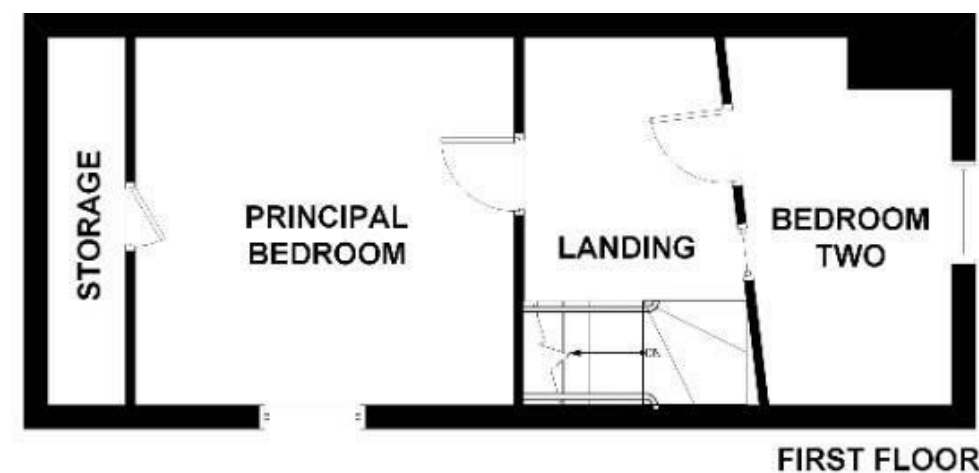
DUCK END, STEBBING

OFFERS OVER £575,000

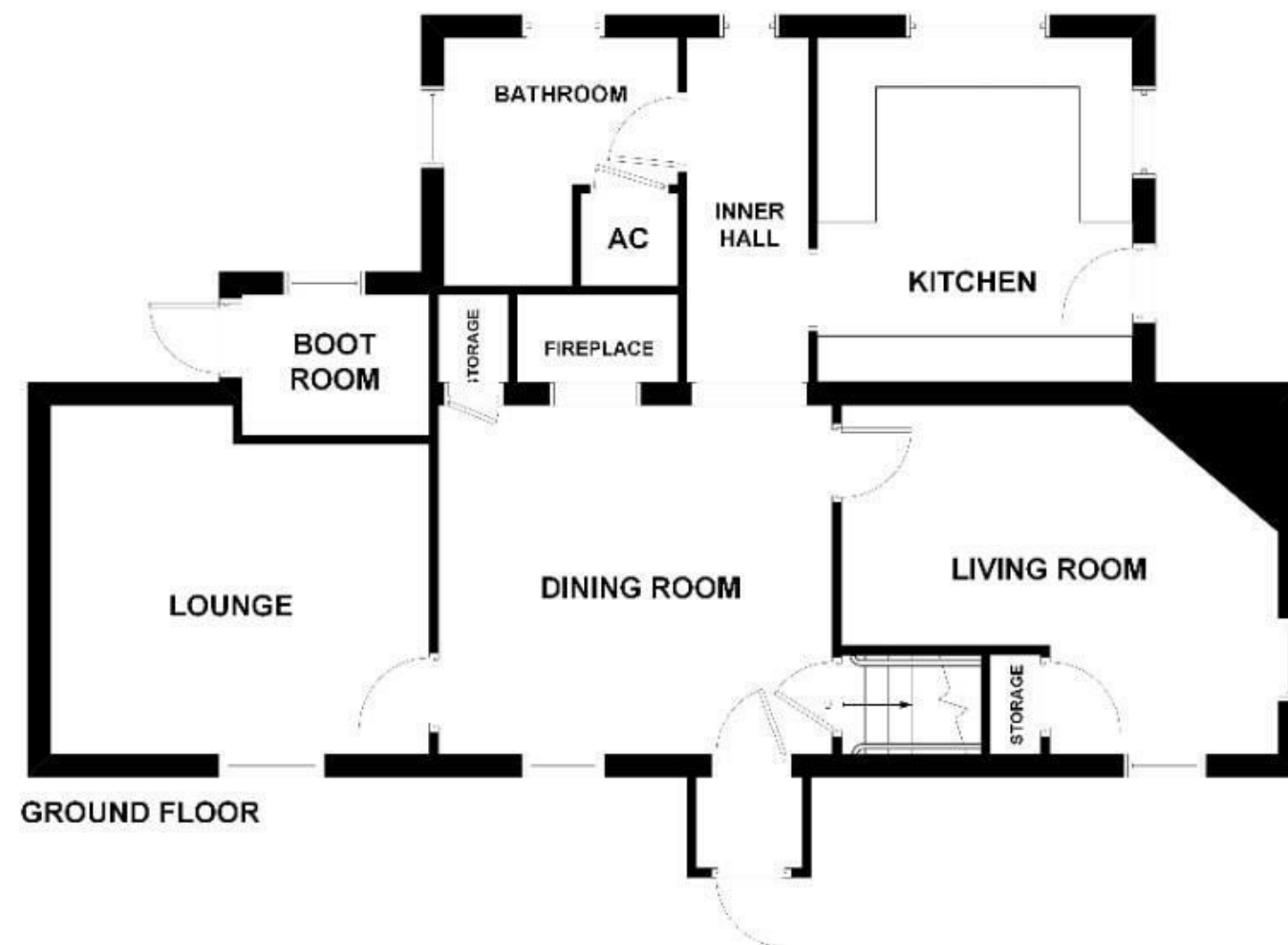


DUCK END STEBBING

We are delighted to present this charming two/three bedroom detached Grade II Listed cottage, nestled in the picturesque village of Stebbing. The property sits on beautiful grounds of approximately one third of an acre and includes a variety of outbuildings. It benefits from recent refurbishment including new kitchen and bathroom. The ground floor accommodation briefly comprises: kitchen/diner, living room, dining room, lounge/bedroom three, and a family bathroom/utility. Upstairs offers two double bedrooms and a generously sized landing. Externally, the property benefits from gated driveway parking for multiple vehicles, a double bay cart lodge, a detached timber garage/workshop with double doors, a wood shed and a brick-built outbuilding.



FIRST FLOOR



GROUND FLOOR

TOTAL APPROX. FLOOR AREA: 1250 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.



- **Grade II Listed Cottage**
- **Two / Three Bedroom**
- **Two / Three Reception Rooms**
- **Kitchen/Diner**
- **Family Bathroom / Utility**
- **Gated Driveway Parking**
- **Detached Double Bay Cartlodge**
- **Brick Built Outbuilding and Wood Shed**
- **Single Garage**
- **Fantastic Village Location Over Looking Farmland**

Porch

Entered via partly glazed front door with bespoke stain glass window, tile effect flooring, wood panelled walls, doors leading to:-

Dining Room

13'5" x 12'5" (4.1m x 3.8m)

Window to front aspect, exposed timbers, brick built fireplace with woodburner, various power points, three wall mounted light fittings, door leading to stairs rising to first floor landing and doors leading to:-

Lounge/Bedroom Three

13'5" x 12'9" (4.1m x 3.9m)

Window to front aspect, door to front aspect leading to driveway, access to loft, exposed timbers, carpeted flooring, various power points, two ceiling mounted light fittings.

Living Room

15'8" x 12'1" (4.8m x 3.7m)

Window to front aspect, window to side aspect, brick built fireplace with oak Bressumer, exposed timbers, under-stairs storage cupboard, wood effect flooring, four wall mounted light fittings, various power points, T.V point, telephone point.

Inner Hallway

Window to rear, exposed timbers, wood effect flooring, doors leading to:-

Kitchen / Diner

11'1" x 12'9" (3.4m x 3.9m)

Windows to side and rear aspect, door to side aspect, fitted with a range of bespoke eye level and base level units with wood worktops, ceramic sink and drainer unit with stainless steel mixer tap, integrated double oven, inset four ring induction hob with extractor fan, freestanding American style fridge freezer, integrated dish washer, wood effect flooring, partially tiled walls, inset spotlights, various power points.

Family Bathroom / Utility

Opaque Window to side & rear aspects, access to utility area/washing machine, fitted with a low level W.C, wash hand basin, panel enclosed bath with mixer tap and handheld attachment, tile enclosed shower with glass door and rainhead shower, wood effect flooring, partially tiled walls, stainless steel heated towel rail, inset spotlights.

First Floor Landing

Carpeted flooring, ceiling mounted light fitting, exposed timbers, doors leading to:-

Principal Bedroom

13'5" x 12'5" (4.1m x 3.8m)

Window to front aspect, wooden flooring, various power points, ceiling mounted light fitting, door to loft.





Bedroom Two

11'9" x 7'2" (3.6m x 2.2m)

Window to side aspect, ceiling mounted light fitting, exposed timbers, exposed brickwork, various power points, wooden flooring.

Gated Driveway, Cart lodge and Garage

The property is accessed via a five bar gate and gravel driveway to a parking area for numerous cars with a detached timber garage with double doors, double bay cartlodge, there is further lawn area to the side of the driveway which in turn leads to the rear garden.

Rear Garden

The plot is approximately a third of an acre made up of mainly lawn with a generous decked area perfect for entertaining. A gate at the foot of the garden grants access onto farmland.

Additional Information

Recently refurbished, including partial rewiring.

