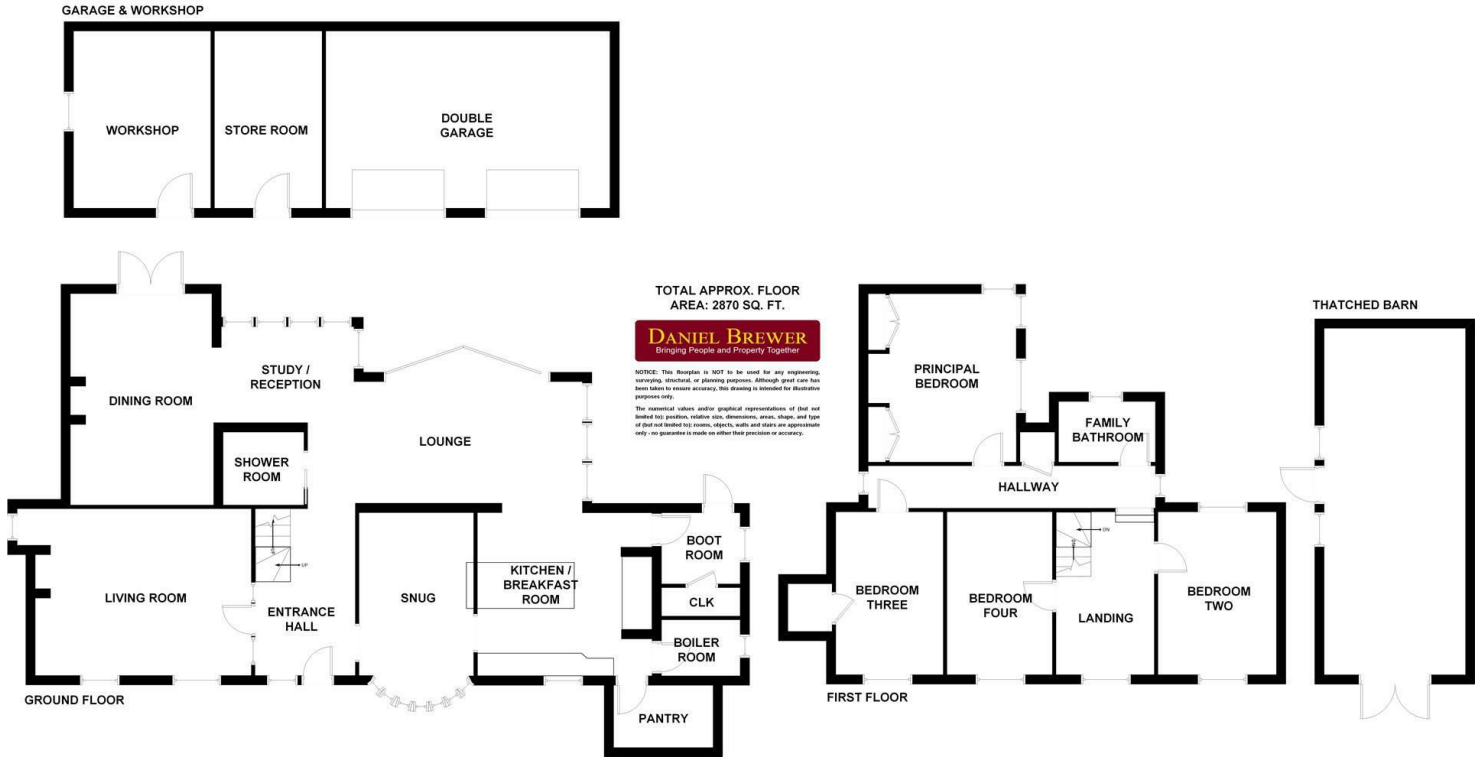




Disclaimer

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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THE BROADWAY, DUNMOW, ESSEX, CM6 3BH
GUIDE PRICE £1,195,000



THE BROADWAY
DUNMOW
ESSEX
CM6 3BH

Daniel Brewer are pleased to market this beautifully presented detached period home, set in gardens and grounds of approximately one acre just outside the market town of Great Dunmow. Rich in character with exposed timbers and vaulted ceilings, the property offers generous and versatile accommodation suited to family living.

The ground floor opens from an original timber porch to a welcoming entrance hall. Living spaces include a formal living room, snug, and an impressive lounge overlooking the gardens. A separate dining room sits beside the kitchen, with adjoining boiler room and practical boot room. There is also a study and a convenient shower room/WC.

Upstairs, the landing serves four well-proportioned double bedrooms with superb features including vaulted ceilings & exposed timbers together with a family bathroom.

Outside, the house is approached via a shingle driveway providing parking for several vehicles. There is a detached double garage and a further single garage/storage building with a charming thatched roof. The wrap-around gardens are attractively landscaped and provide excellent space for outdoor entertaining, children's play and kitchen-garden potential—completing an appealing period home in a highly accessible setting.





Entrance Hall

15'5" x 9'2" (4.7m x 2.8m)

Entrance via original timber porch with timber glazed window to front aspect, internal windows to living room, stairway to first floor landing, exposed timbers, wall mounted cast iron radiator, Italian porcelain tiled flooring, ceiling mounted light fixture, various power points. Glass door to: Living Room, Opening to: Snug, Orangery/Lounge.

Living Room

20'0" x 15'5" (6.1m x 4.7m)

Single glazed timber windows to front & side aspect, log burner in brick-built fireplace, exposed timbers, wall mounted cast iron radiators, carpeted flooring, inset spotlights, various power points.

Snug

15'5" x 10'5" (4.7m x 3.2m)

Circular bay window to front aspect, exposed timbers, wall mounted cast iron radiator, Italian porcelain tiled flooring, wall mounted light fixture, various power points. Opening to: Kitchen.

Kitchen

16'8" x 15'1" (5.1m x 4.6m)

Single glazed timber window to front aspect, various base and eye level units with oak work surfaces over, access to pantry/wine store cupboard, integrated fridge freezer, integrated NEF microwave oven, inset ceramic sink with mixer tap and carved drainer unit, Rangemaster five ring induction hob and ovens, central island unit with power, breakfast bar seating for two/three people, splash back tiling, access to loft area, Italian porcelain tiled flooring, underfloor heating, exposed timbers, inset spotlights, various power points, extractor fan. Door to: Utility Room, Boot Room.

Boiler Room

6'10" x 5'2" (2.1m x 1.6m)

Single glazed timber window to side aspect, access to oil boiler, various shelving, Italian porcelain tiled flooring.

Boot Room

6'10" x 6'10" (2.1m x 2.1m)

Original timber door to rear, single glazed timber window to side aspect, access to utility cupboard with space for washing machine/tumble drier, access to electric box, Italian porcelain tiled flooring, ceiling mounted light fixture, various power points.

Lounge

24'11" x 10'9" (7.6m x 3.3m)

Double glazed timber windows to side & rear, bi-folding timber doors to rear aspect, Velux windows to front aspect, exposed timbers, underfloor heating, Italian porcelain tiled flooring, ceiling mounted light fixture, various power points. Opening to: Study. Sliding door to: WC/Shower Room

Study

11'9" x 8'6" (3.6m x 2.6m)

Double glazed timber windows to rear aspect, underfloor heating, Italian porcelain tiled flooring, inset spotlights, various power points. Opening to: Dining Room

Dining Room

19'8" x 13'1" (6.0m x 4.0m)

Double glazed timber French doors to rear aspect, log burner in brick built fireplace with original timber mantel piece, wood wall paneling, exposed timbers, wall mounted radiators, Italian porcelain tiled flooring, ceiling mounted light fixture, various power points.



- **Four Double Bedroom Detached Country Home**
- **Approximately One Acre Of Gardens**
- **Grade II Listed Character Property**
- **Double Garage & Driveway Parking For Several Vehicles**
- **Thatched Single Garage/Storage Building**
- **Four Reception Rooms**
- **Kitchen/Breakfast Room With Utility & Boot Room**
- **Family Bathroom & Shower Room**
- **Modern Living layout With A Wealth Of Period Features**
- **Highs Standard Finish Throughout**



WC/Shower Room
Three-piece suite, low level WC, vanity wash hand basin with low level storage & mirror, walk-in shower with rainfall heat and glass screen, wall mounted heated towel rail, porcelain tiled flooring, inset spotlights, extractor fan.

First Floor Landing
Port-hole double glazed timber window to side aspect, single glazed timber window to side & front aspect, multi-level first floor landing, access to airing cupboards, exposed original roofing timbers, carpeted flooring, ceiling mounted light fixture, inset spotlights, various power points. Doors to: Family Bathroom & Bedrooms.

Bedroom
15'8" x 9'10" (4.8m x 3.0m)
Single glazed timber window to front aspect, wall mounted radiator, exposed timbers, vaulted ceiling, carpeted flooring, ceiling mounted light fixtures, various power points.

Bedroom
15'8" x 10'9" (4.8m x 3.3m)
Single glazed timber window to rear, front & side aspect, access to loft area, wall mounted radiator, exposed timbers, vaulted ceiling, carpeted flooring, inset spotlights, various power points.

Family Bathroom
Double glazed timber window to rear aspect, three-piece suite, low level WC, vanity wash hand basin with mixer tap and low level storage, oval bath with mixer tap, wall mounted heated towel rail, electric mirror, splash back tiling, engineered oak flooring, porcelain tiled flooring, inset spotlights.

Bedroom
15'5" x 11'5" (4.7m x 3.5m)
Double glazed timber window to rear & side aspects, inbuilt wardrobes, wall mounted radiator, exposed timbers, ceiling mounted light fixtures, various power points, TV point.

Bedroom
15'5" x 10'2" (4.7m x 3.1m)
Single glazed timber window to rear, front & side aspect, access to wardrobe, access to storage area, wall mounted radiator, exposed timbers, vaulted ceiling, carpeted flooring, up-lighters, various power points.

Gardens
Wrap-around gardens with stone shingle driveway & pathway leading to the front door, five-bar wooden vehicle & pedestrian gate entry, various mature trees & flowerbeds throughout, laid to lawn front & rear gardens, shingle pond area, flagstone entertaining patio area with feature exterior lighting, thatched garage/storage shed with double barn doors, single door and windows.

Double Garage & Driveway Parking
Double garage with up and over electrically actuated doors two attached storage rooms, stone shingle driveway parking for in excess of six vehicles.

Additional Information
Gigaclear fibre to the premises internet, three-stage septic system, oil central heating.

