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SAFFRON WAY, LITTLE CANFIELD, DUNMOW

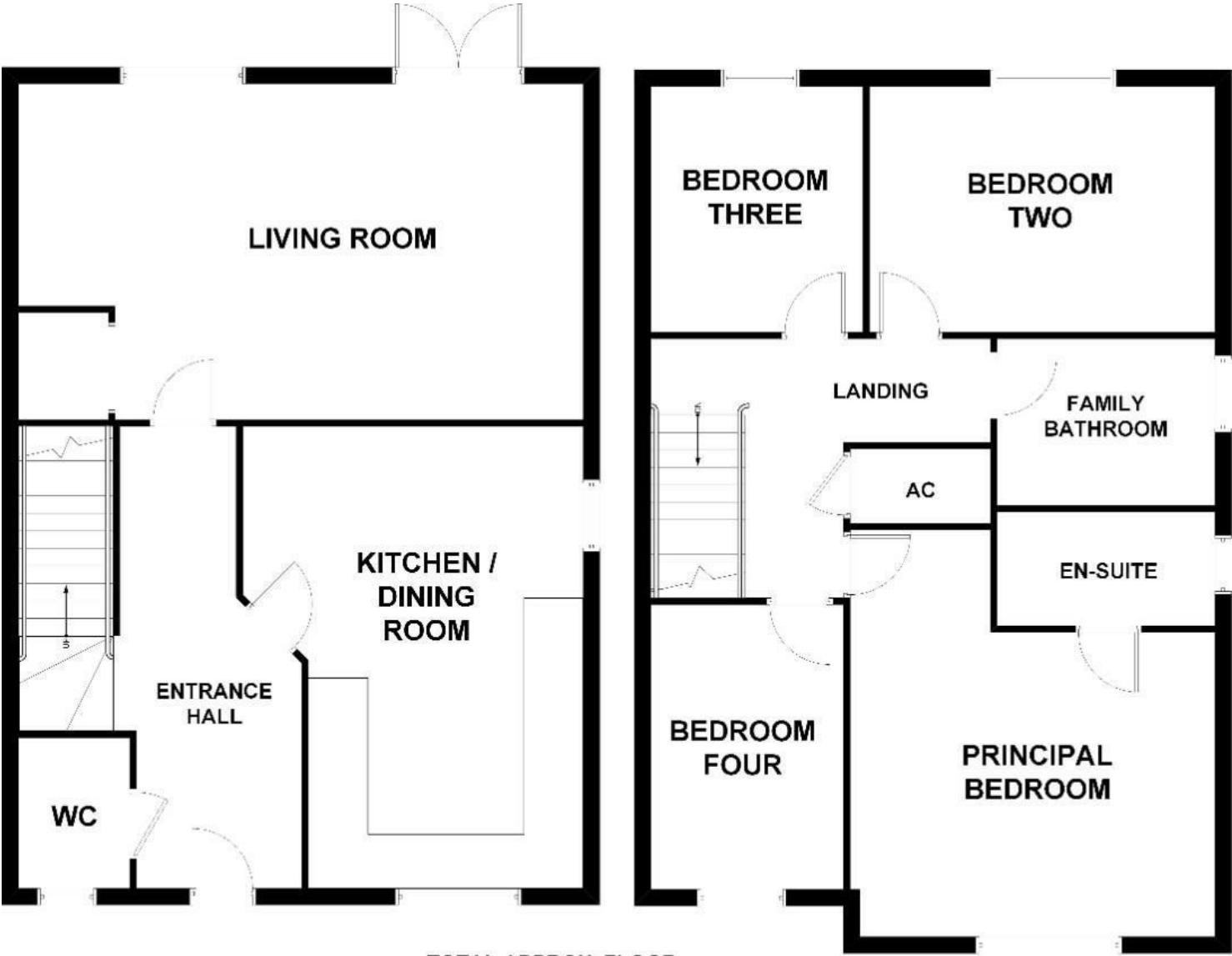
OFFERS OVER £475,000





**SAFFRON WAY  
LITTLE CANFIELD  
DUNMOW**

\*\*\*No Onward Chain\*\*\*Daniel Brewer are pleased to offer this substantial four bedroom detached family home located down a quiet cul-de-sac on the desirable Little Canfield development. In brief the accommodation on the ground floor comprises:- entrance hall, kitchen/dining room, living room and a cloakroom. On the first floor there is four bedrooms, en-suite facilities to the principal and a family bathroom. Externally the property benefits from a secluded rear garden backing onto farmland, driveway parking for two vehicles and double garage.



**TOTAL APPROX. FLOOR  
AREA: 1210 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.





### Double Garage & Parking

Double garage with up-and-over door with block paved driveway parking for two vehicles.

### Garden

This delightful rear garden has been thoughtfully landscaped for low-maintenance living, featuring a generous decked terrace ideal for outdoor dining and relaxation. The artificial lawn provides a neat and tidy space for children to play or for informal entertaining, all enclosed by smart fencing for added privacy. A perfect spot for enjoying sunny afternoons or hosting friends and family.

### Additional Information

Freehold title, gas central heating, mains waste & water drainage, partially boarded loft.

- **Detached Family Home**
- **Four Bedrooms**
- **Open Plan Kitchen/Diner**
- **Cloakroom**
- **En-Suite Facilities To Principal**
- **Enclosed Rear Garden**
- **Backing Onto Farmland**
- **Privated Cul-De-Sac**
- **Double Garage With Driveway Parking For Two Vehicles**
- **No Onward Chain**

### Entrance Hall

15'1" x 10'5" (4.6m x 3.2m)

Entrance via UPVC door to front aspect, stairs to first floor landing, access to under stairs storage, wall mounted radiator with timber cover, engineered oak flooring, ceiling mounted light fixtures, various power points. Doors to: Living room, Kitchen/Diner, WC.

### W.C

Frosted double glazed UPVC window to front aspect, low level, pedestal wash hand basin with mixer tap and splash back tiling, wall mounted radiator, tiled flooring, ceiling mounted light fixture, extractor fan.

### Living Room

20'8" x 12'1" (6.3m x 3.7m)

Double glazed UPVC French doors & windows to rear aspect, access to under stairs storage, wall mounted radiator, engineered oak flooring, ceiling mounted light fixtures, various power points.

### Kitchen/Dining Room

16'4" x 12'9" (5.0m x 3.9m)

Double glazed UPVC windows to front and side aspects, various base and eye level units with quartz work surfaces over, one and a half unit stainless steel sink with mixer tap and drainer unit, microwave Electrolux oven, double fan Electrolux oven, integrated dishwasher, five ring gas hob with extractor fan over, integrated fridge freezer, integrated washing machine, space for dining table, wall mounted radiator, tiled flooring, feature uplighting, inset spotlights, various power points.

### First Floor Landing

11'1" x 11'1" (3.4m x 3.4m)

Carpeted stairway with painted timber bannister, access to loft, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points. Doors to: Bedrooms, Family Bathroom.







### Family Bathroom

Frosted double glazed UPVC window to side aspect, three-piece suite, low level WC, wall mounted wash hand basin with mixer tap, timber panel enclosed bath with shower, wall mounted heated towel rail, storage cabinet, partially tiled walls, tiled flooring, inset spotlights, shaver port, extractor fan.

### Bedroom Four

9'2" x 7'6" (2.8m x 2.3m)

Double glazed UPVC window to rear aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

### Bedroom Two

12'9" x 9'2" (3.9m x 2.8m)

Double glazed UPVC window to rear aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

### Bedroom Three

9'10" x 7'6" (3.0m x 2.3m)

Double glazed UPVC window to front aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

### Principal Bedroom

14'1" x 12'9" (4.3m x 3.9m)

Double glazed UPVC window to front aspect, access to bespoke wardrobe with sliding mirrored doors and shelving, feature wood panel walling, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points. Door to: En-suite

### En-Suite

Double glazed UPVC frosted window to side aspect, three-piece suite, low level WC, pedestal wash hand basin with mixer tap and splash back tiling, tile enclosed shower with accordion glass door, wall mounted heated towel rail, tiled flooring, partially tiled walls, shaver port, inset spotlights, extractor fan.

