



## 52 LUKINS DRIVE

Dunmow, CM6 1XQ

OFFERS IN EXCESS OF £520,000



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[www.jamesandco.net](http://www.jamesandco.net)

- Detached Spacious Family Home
- Five Bedrooms and Two Bathrooms
- Conservatory
- Cloakroom
- Open Plan Kitchen / Diner
- Arranged over Three Floors - Perfect for a growing family
- Garage and Parking
- Corner Position





## Property Description

### THE PROPERTY

Spacious five bedroom detached family home situated within a popular residential area close to woodland which is excellent for dog walking etc. Easy distance to the town centre and local schooling.

Situated in a highly sought-after residential area of Great Dunmow, this impressive five-bedroom detached family home on Lukins Drive offers spacious and versatile accommodation, ideal for modern family living. Offered for sale with no onward chain, the property presents an excellent opportunity for a smooth and straightforward purchase.

The heart of the home is the generous open-plan

kitchen/dining area, perfectly designed for both everyday living and entertaining. With ample workspace, integrated appliances, and space for a dining table, this bright and sociable area seamlessly connects family life. Additional reception space provides flexibility for a formal lounge.

Upstairs, the property boasts five well-proportioned bedrooms, offering plenty of space for growing families or those working from home. The principal bedroom benefits from built-in storage and an en-suite, while the remaining bedrooms are served by a modern family bathroom.

Externally, the property features a private rear garden ideal for outdoor dining and relaxation, along with driveway parking and garage.

### Property Information

Freehold

Council Tax Band F

EPC - C

All main services connected

### THE LOCATION

This five bedroom detached home is situated with only one other detached property off of a sought after development.

A good range of shopping and recreational facilities are provided in the large towns of Great Dunmow and Braintree.

There are a number of excellent schools in the area including two primary schools and secondary school in Great Dunmow, with independent schooling at Felsted. .

For the commuter there is access onto the A120 at Great Dunmow which links with the M11 to the west and there are train stations at Bishop's Stortford, Stansted Airport and Chelmsford with links to both London and Cambridge.

#### ENTRANCE HALL

#### CLOAKROOM

#### LIVING ROOM

14' 6" x 11' 0" (4.43m x 3.36m)

#### KITCHEN/DINER

22' 10" x 17' 2" (6.97m x 5.25m)

#### CONSERVATORY

16' 5" x 8' 3" (5.02m x 2.52m)

#### FIRST FLOOR

#### LANDING

#### BEDROOM 1

13' 0" x 10' 4" (3.98m x 3.16m)

#### EN SUITE

#### BEDROOM 2

13' 1" x 8' 3" (4m x 2.54m)

#### BEDROOM 3

9' 10" x 7' 9" (3.02m x 2.37m)

#### FAMILY BATHROOM

#### SECOND FLOOR

#### LANDING

#### BEDROOM 4

14' 2" x 8' 7" (4.32m x 2.62m)

#### BEDROOM 5

14' 2" x 7' 10" (4.32m x 2.39m)

#### GARAGE

#### GARDEN





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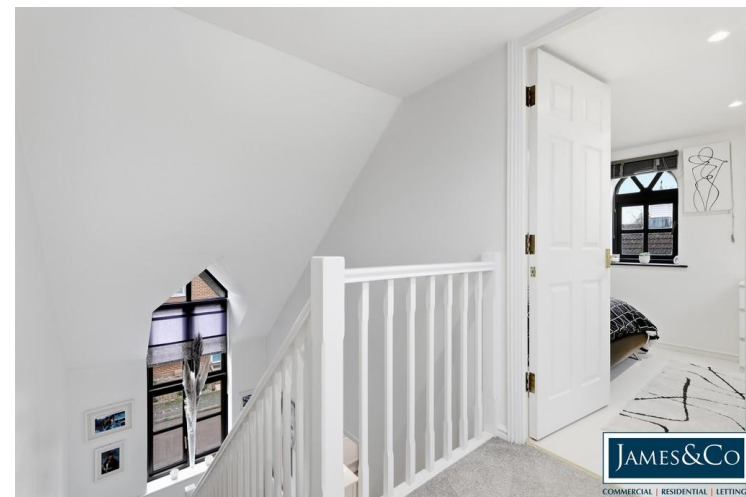
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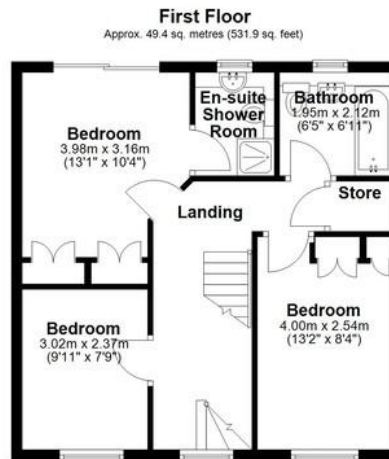
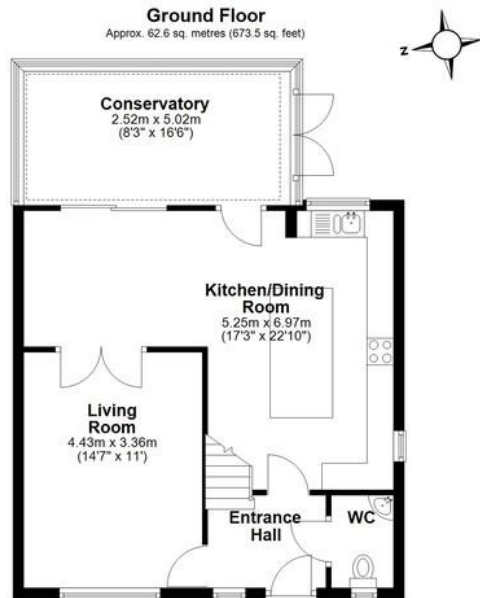
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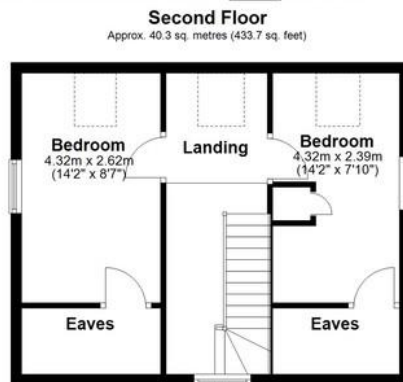
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**Garage**  
Approx. 16.8 sq. metres (180.8 sq. feet)



Total area: approx. 169.1 sq. metres (1819.9 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Lukins Drive, Dunmow

## COUNCIL TAX BAND

Tax band F

## TENURE

Freehold

## LOCAL AUTHORITY

Uttlesford District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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