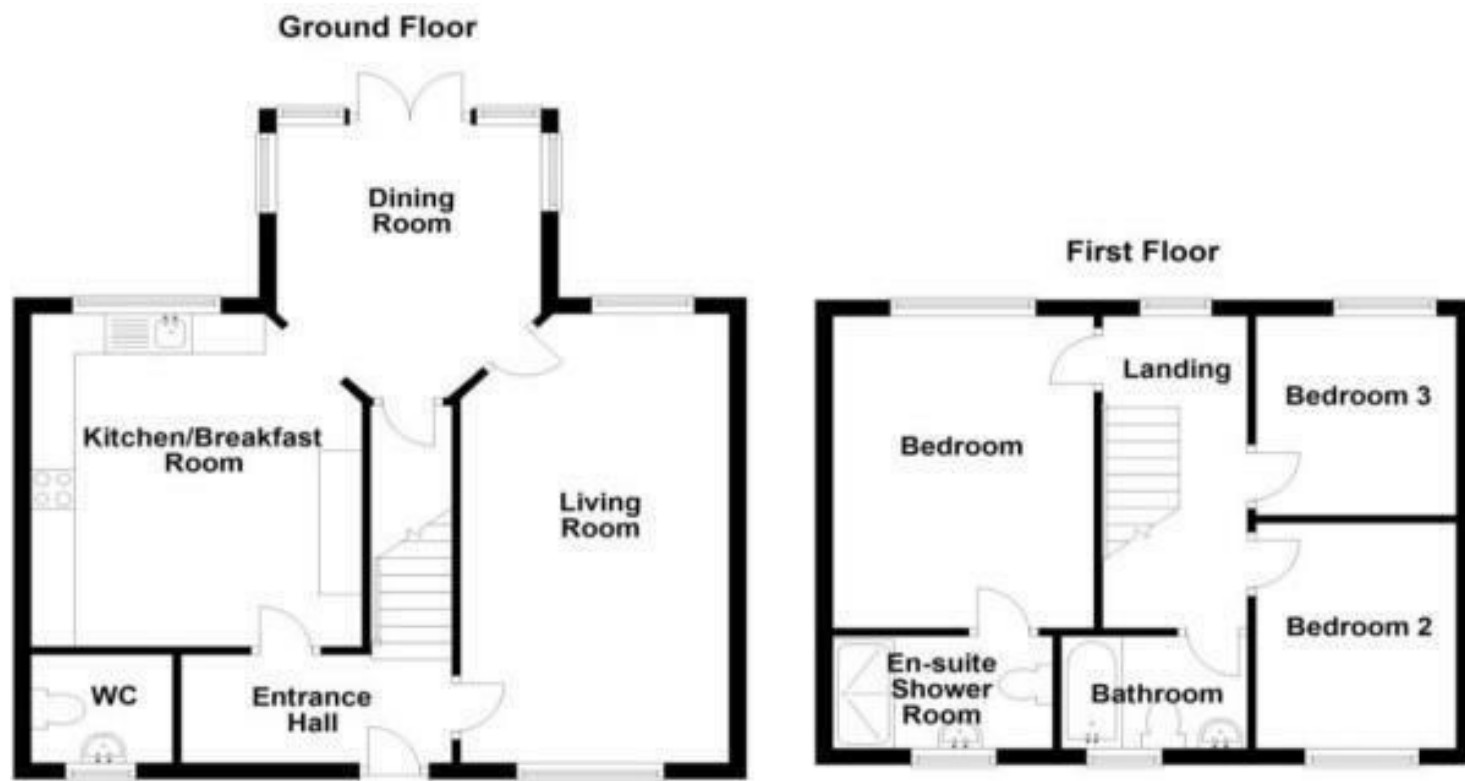


# DANIEL BREWER

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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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**ACACIA DRIVE, DUNMOW, ESSEX, CM6 1UF**

**OFFERS OVER £385,000**



**ACACIA DRIVE  
DUNMOW  
ESSEX  
CM6 1UF**

*Located on a quiet close within the award-winning "Woodlands Park" development, this immaculate family home on Acacia Drive, Dunmow, presents an ideal opportunity for families seeking a modern and comfortable home. Recently refurbished to a high standard, this property offers a harmonious blend of style and functionality.*

*Upon entering, you are greeted by a welcoming entrance hall. The lounge provides a cosy retreat, while the dining room offers an inviting space for family meals and gatherings. The well-appointed kitchen is designed for convenience, making meal preparation a delight. A cloakroom on the ground floor adds to the practicality of the layout.*

*The first floor features three well-proportioned bedrooms, including a principal bedroom with its own en-suite bathroom, ensuring privacy and comfort. A family bathroom serves the additional bedrooms, providing ample facilities for the household.*

*Externally, the property boasts an enclosed rear garden, ideal for outdoor activities and enjoying the fresh air. A single garage and allocated parking space enhancing the convenience of this lovely home.*

*This property is not just a house; it is a perfect family haven in a sought-after location, combining modern living with the charm of a peaceful neighbourhood.*





- Three Bedroom Family Home
- Single Garage With Allocated Parking
- Enclosed Rear Garden
- Recently Refurbished
- Two Reception Rooms
- Kitchen/Breakfast Room
- Cloakroom & Entrance Hall
- En-Suite & Family Bathroom
- Award Winning Development
- Viewing Advised

#### **Entrance Hall**

Wood effect flooring, power points, stairs rising to the first floor landing, doors to.

#### **Cloakroom**

UPVC double glazed opaque window to front aspect, concealed cistern W.C, wash hand basin with vanity unit below, heated towel rail, wall mounted Gas boiler, part tiled walls, wood effect flooring.

#### **Kitchen/Breakfast Room**

13' x 8'9" (3.96m x 2.67m)

UPVC double glazed window to rear aspect, base and eye level units with complementary working surfaces over, a fitted breakfast bar area, inset 1 1/2 bowl sink with drainer unit, inset oven, electric hob with extractor over, integrated dishwasher, integrated fridge/freezer, integrated washer/dryer, full height radiator, part tiled walls, tiled flooring, inset spotlights, feature under unit lighting, door to.

#### **Dining Room**

10'4" x 8'9" (3.15m x 2.67m)

UPVVC double glazed windows to multiple aspects, UPVC double glazed French doors leading to the rear garden, wood effect flooring, radiator, power points, understairs storage cupboard, door to.

#### **Lounge**

16'10" x 10'6" (5.13m x 3.20m)

UPVC double glazed windows to multiple aspects, radiator, T.V point, power points, wood effect flooring.

#### **First Floor Landing**

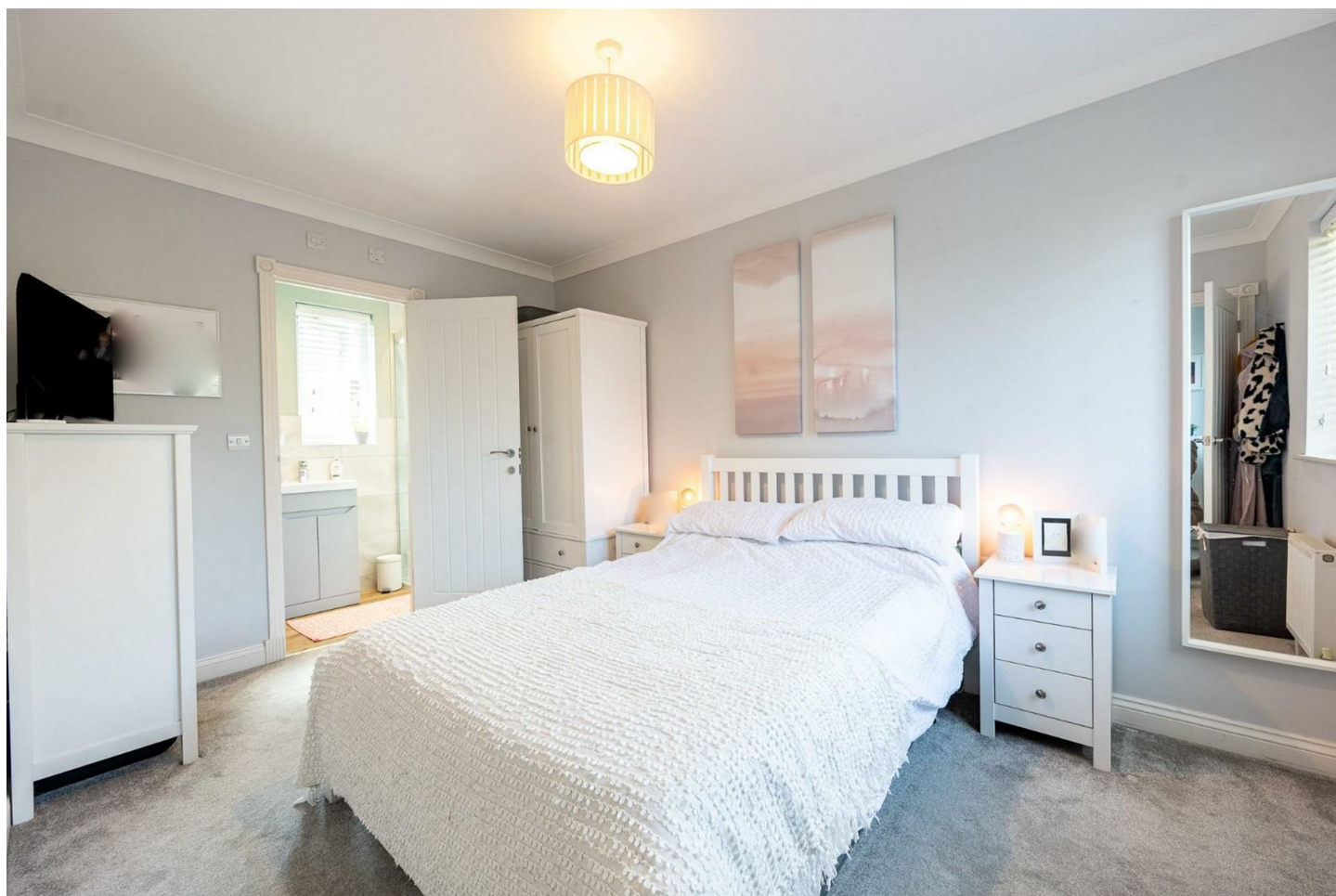
UPVC double glazed window to rear aspect, radiator, power points, doors to.

#### **Principal Bedroom**

13'4" x 8'10" (4.06m x 2.69m)

UPVC double glazed window to rear aspect, radiator, power points, T.V point, door to.





**En-Suite**

UPVC double glazed window to front aspect, enclosed shower cubicle with glass enclosure, wash hand basin with vanity unit below, concealed cistern W.C, heated towel rail, part tiled walls, tiled flooring, inset spotlights, extractor fan.

**Bedroom Two**

9' x 7'4" (2.74m x 2.24m)

UPVC double glazed window to front aspect, radiator, power points.

**Bedroom Three**

7'6" x 7'3" (2.29m x 2.21m)

UPVC double glazed window to rear aspect, radiator, power points.

**Family Bathroom**

UPVC double glazed opaque window to front aspect, enclosed bath with mixer taps & shower attachment, wash hand basin with vanity unit below, concealed cistern W.C, heated towel rail, part tiled walls, wood effect flooring, inset spotlights, extractor fan.

**Garden**

To the rear of the property is a patio area leading to the remainder lawn with a variety of mature shrubs and trees. A paved pathway leads to a timber gate providing rear access. The garden further benefits from an external water tap.

**Single Garage With Allocated Parking**

A single garage is conveniently placed en-bloc with an allocated parking space.

