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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AINSWORTH DRIVE, FELSTED, DUNMOW

OFFERS OVER £415,000

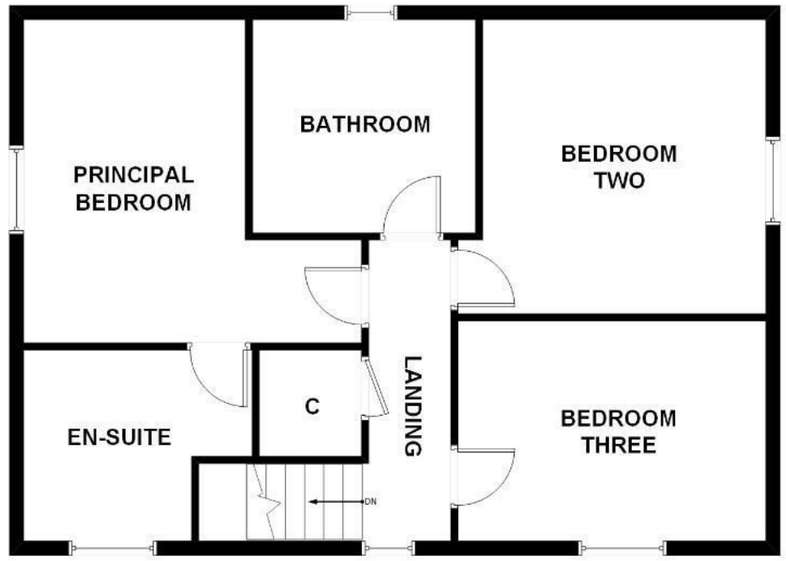


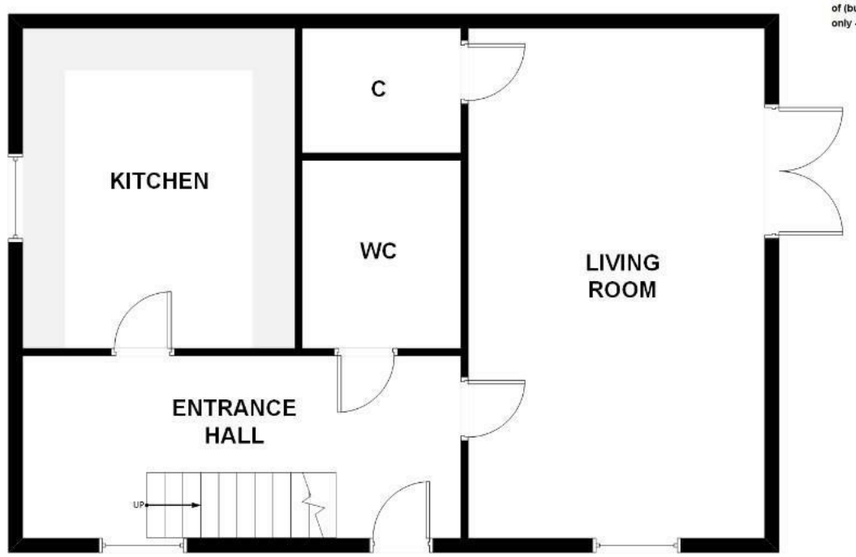
AINSWORTH DRIVE
FELSTED
DUNMOW

We are pleased to offer this well presented three bedroom detached family home situated on a quiet development on the outskirts of the highly regarded village of Felsted. The accommodation on the ground floor offers: a good size living room, fitted Kitchen with integrated appliances, entrance hall, and cloakroom. On the first floor there are three bedrooms, en-suite facilities to principal, and a family bathroom. Externally the property boast an enclosed rear garden and carport parking for two vehicles.









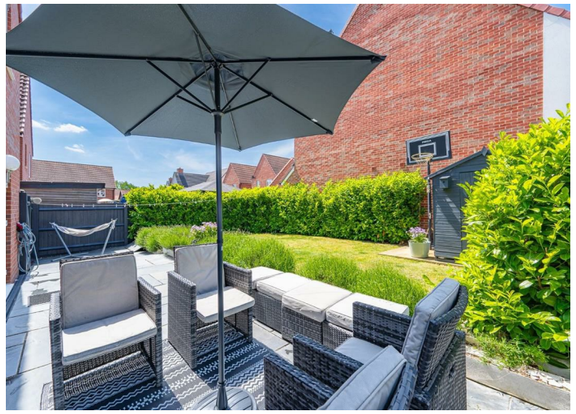
Total Approx. Floor Area: 960 Sq. Ft.

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.









Additional Information
Freehold, gas central heating, mains waste water drainage.

Parking
Carport parking for two vehicles and one allocated parking space.

Gardens
Accessible by a wood panel gate from behind the carports is an enclosed rear garden, to the rear of the property is a stoned paved patio with wall mounted lighting and surrounded by low level flower beds, leading on to a laid to lawn area with hedges and a wooden shed. The garden is enclosed by wood panel fencing.

- **Link-Detached Family Home**
- **Three Bedrooms**
- **Kitchen**
- **Living Room**
- **Cloakroom**
- **En-Suite Facilities to Principal & Family Bathroom**
- **Enclosed Rear Garden**
- **Carport Parking for Two Vehicles**
- **Desirable Village Location**
- **Great Connections to A120**

Entrance Hall
15'5" x 6'10" (4.7m x 2.1m)
Entrance via UPVC door to front aspect, stairs rising to first floor landing, under stairs storage, wall mounted radiator, porcelain tiled flooring, inset spotlights, various power points. Double doors to: Living Room. Doors to: WC, Kitchen.

Living Room
17'8" x 11'1" (5.4m x 3.4m)
Double glazed UPVC window with internal timber shutter to front aspect, double glazed UPVC French doors with internal timber shutters to the side aspect, access to storage cupboard, wall mounted radiator, laminate flooring, ceiling mounted light fixture, TV point, various power points.

WC
6'6" x 4'11" (2.0m x 1.5m)
low level WC, pedestal wash hand basin with separate taps, wall mounted heated towel rail, partially tiled walls, porcelain tiled flooring, inset spotlights, extractor fan.

Kitchen
10'5" x 9'6" (3.2m x 2.9m)
Double glazed UPVC windows to side aspect with internal timber shutters, various base and eye level units with granite worksurfaces over, integrated fridge freezer, integrated dishwasher, integrated washing machine, Electrolux double fan oven with four ring hob and extractor fan overhead, one and half unit stainless steel sink with mixer tap, partially tiled walls, porcelain tiled flooring, inset spotlights, various power points.







First Floor Landing
10'2" x 3'11" (3.1m x 1.2m)
Double glazed UPVC window with internal timber shutters to front aspect, carpeted stairway with timber bannister, access to airing cupboard, access to loft, carpeted flooring, ceiling mounted light fixture, various power points. Doors to Bedrooms One/Two/Three & Family Bathroom

Principal Bedroom
11'9" x 10'9" (3.6m x 3.3m)
Double glazed UPVC window with internal timber shutters to side aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

En-Suite
Double glazed UPVC frosted window with internal timber shutters to front aspect, three-piece suite, low level WC, oval wash hand basin with mixer tap, tile enclosed shower with glass door and rainfall head, wall mounted heated towel rail, partially tiled walls, vinyl flooring, inset spotlights, extractor fan.

Bedroom Two
10'9" x 9'2" (3.3m x 2.8m)
Double glazed UPVC window with internal timber shutters to side aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Bedroom Three
10'2" x 6'6" (3.1m x 2.0m)
Double glazed UPVC window with internal timber shutters to front aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Family Bathroom
Double glazed UPVC frosted window with internal timber shutter to rear aspect, three-piece suite, low level WC, pedestal wash hand basin with mixer tap, panel enclosed UPVC bath with shower attachment, wall mounted heated towel rail, partially tiled walls, vinyl flooring, inset spotlights, extractor fan.

