



## 14 CATTAIL DRIVE

Dunmow, CM6 4FQ

£365,000



COMMERCIAL | RESIDENTIAL | LETTINGS

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- 2 Bedroom House
- Ground Floor WC
- Ensuite & Family Bathroom
- Off Road Parking with Under Cover Parking
- REAR GARDEN (APPROXIMATELY 40FT IN LENGTH)
- MODERN INTEGRATED KITCHEN
- EN-SUITE & BUILT-IN WARDROBES TO PRINCIPAL BEDROOM
- IMMACULATELY PRESENTED





## Property Description

### PROPERTY

Located within the popular Beaumont Park development and constructed only three years ago, this well-presented two-bedroom home offers stylish accommodation, a driveway providing off-road parking for two vehicles beneath a covered car port, and a private rear garden.

The property features a bright open-plan sitting/dining room with French doors opening onto the rear garden, creating an ideal space for both relaxing and entertaining. The modern fitted kitchen offers ample storage and worktop space, while a convenient ground-floor cloakroom completes the downstairs layout. To the first floor are two well-proportioned bedrooms, including a main bedroom with en-suite shower room, along with a contemporary family

bathroom.

Externally, the enclosed rear garden is laid to lawn with patio seating areas, providing a low-maintenance and private outdoor space. Presented in excellent decorative order throughout, this home is ideal for first-time buyers, professionals, or those seeking a modern, low-maintenance property.

Freehold  
Council Tax Band - D  
EPC - B  
All main services connected

### THE LOCATION

Great Dunmow, the 'meadow on the hill', was originally a

Roman settlement. With the rise of commerce and the wealth of merchants, money flowed into the town and Great Dunmow prospered. Many buildings survive from this period of growth and the charming 16th century town hall, which is now the local museum, is an exceptional example.

Positioned half-way between Bishop's Stortford and Braintree, Great Dunmow, which on one occasion was ranked the fourth best place to live in the United Kingdom in a Halifax survey, is rich with green spaces and farming history. Its excellent road and rail links made it the obvious choice for a market, which is still held to this day.

The town is most noted for the continuing tradition of the Dunmow Fitch Trials. Mentioned in Chaucer's Canterbury Tales, every leap year couples have to convince six local



bachelors and six local maidens that for a year and a day they haven't wished they'd not married. If successful they are paraded along the High Street to receive a salted and cured side of bacon – a flitch.

Such community spirit is still strong in Great Dunmow. Now home to around 10,000 people, Dunmow's position has made it a favourite for locals and commuters alike.

The town has grown and developed with time and incorporated its past into the present. This balance of historic interest and modern need has produced a town of unique character and charm, nowhere more obvious than in the buildings and appearance of the high street in the centre of town, just round the corner from Barnetson Place.

#### **ENTRANCE HALL**

#### **CLOAKROOM**

#### **KITCHEN**

#### **Living Room Diner 16' 1" x 13' 0" (4.9m x 3.96m)**

#### **FIRST FLOOR**

#### **LANDING**

#### **Bedroom 1 - 13' 4" x 13' 0" (4.06m x 3.96m)**

#### **ENSUITE**

#### **Bedroom 2 - 13' 0" x 8' 1" (3.96m x 2.46m)**

#### **BATHROOM**

#### **OUTSIDE**

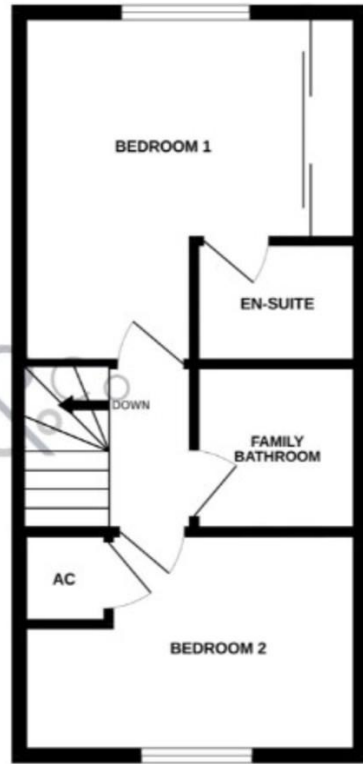
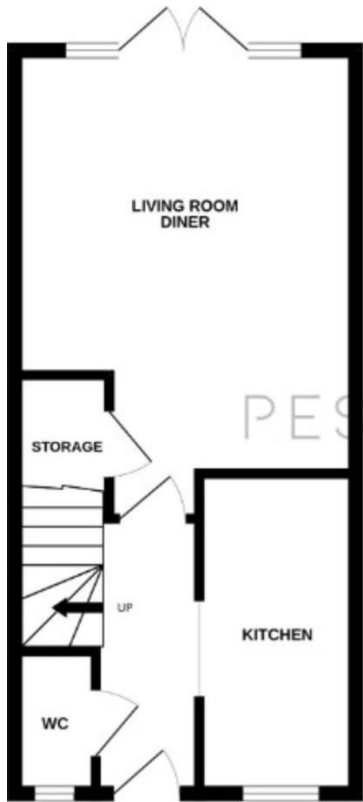
The front of the property is approached via a paved pathway and lawn leading to front door, further tarmacadam driveway to side with carport, personnel gate leading through to:

Rear Garden Approximately 40ft in length and is laid primarily to lawn with entertaining deck area, patio and hard-standing for timber shed, all retained by close boarded fencing.



GROUND FLOOR  
365 sq.ft. (34.0 sq.m.) approx.

1ST FLOOR  
365 sq.ft. (34.0 sq.m.) approx.



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TOTAL FLOOR AREA: 731 sq.ft. (67.9 sq.m.) approx.

## COUNCIL TAX BAND

Tax band D

## 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		96   A
81-91	B	83   B	
69-80	C		
55-68	D		
39-54	E		
21-28	F		
1-20	G		



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