HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS



Cobbins Brook Way

Freehold
Tax Band: E

Dunmow, CM6 4DF

Offers Over £410,000

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Boasting a COMPLETE ONWARD CHAIN, a generously-sized SOUTH-FACING rear garden, constructed in 2022 and STILL UNDER WARRANTY is this IMMACULATELY PRESENTED four bedroom link-detached property. Benefiting from a CARPORT with driveway for two vehicles, 17' BAY-FRONTED lounge, EN-SUITE to master bedroom, family bathroom & d/stairs cloakroom. Offering the POTENTIAL TO EXTEND (STPP), and ideally positioned on a recently established development close to local shops/amenities & popular schools. Convenient access to Gt. Dunmow, A120/M11 & Stansted Airport (10m). Call Hamilton Piers to view!







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The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Secure main entry door, stairs to first floor, radiator, Amtico flooring.

CLOAKROOM:
Opaque double glazed window to front aspect, inset WC, pedestal wash hand basin, radiator, Amtico flooring.

LOUNGE:
17'7 x 10'7 (5.36m x 3.23m)
Double glazed bay window to front aspect (fitted with shutters), radiator, carpeted flooring.

KITCHEN / DINER:
17'11 x 10'0 (5.46m x 3.05m)
Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, built-in oven, gas hob with extractor hood over, integrated fridge/freezer, dishwasher and washing machine, wall-mounted boiler (in cupboard), under stairs storage cupboard, radiator, Amtico flooring. French doors to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:
Loft access, airing cupboard, built-in storage cupboard, carpeted flooring.

MASTER BEDROOM:
11'1 x 9'11 (3.38m x 3.02m)
Double glazed window to front aspect (fitted with shutters), radiator, carpeted flooring.

EN-SUITE:
Enclosed and fully tiled double shower, inset WC, pedestal wash hand basin, radiator, tiled flooring.

BEDROOM TWO:
15'11 x 9'6 plus door recess (4.85m x 2.90m plus door recess)
Double glazed windows to front and rear aspects (fitted with shutters), radiator, carpeted flooring.

BEDROOM THREE:
9'11 x 7'11 (3.02m x 2.41m)
Double glazed window to rear aspect (fitted with shutters), radiator, carpeted flooring.

BEDROOM FOUR:
7'11 x 7'8 (2.41m x 2.34m)
Double glazed window to rear aspect (fitted with shutters), radiator, carpeted flooring.

FAMILY BATHROOM:
Opaque double glazed window to front aspect, panelled bath with central mixer tap and shower over, inset WC, pedestal wash hand basin, radiator, tiled flooring.

EXTERIOR:

REAR GARDEN:
South-facing rear garden, generously-sized and comprising a patio area to property rear with remainder mainly laid to lawn, storage shed, gated side access.

CARPORT & DRIVEWAY PARKING:
Carport with driveway parking for two vehicles.

AGENTS NOTES:
Council Tax Band: E

For further information regarding this property, please contact Hamilton Piers.





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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.