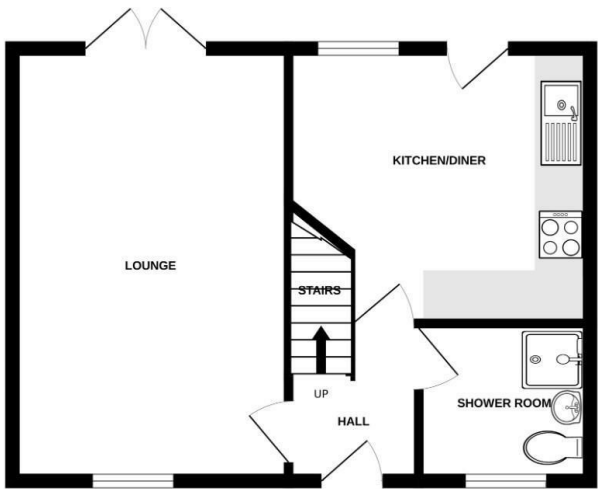
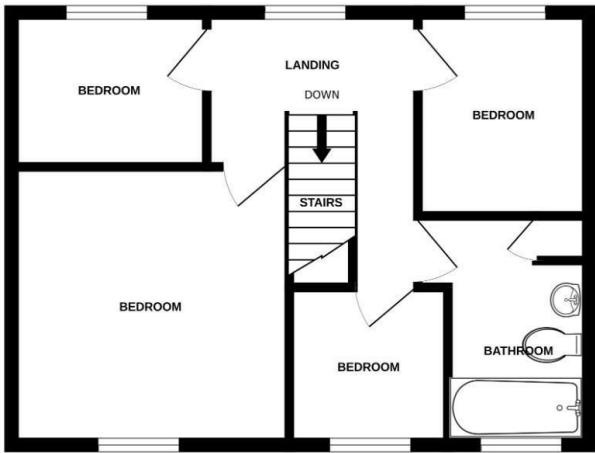


GROUND FLOOR
416 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 833 sq.ft. (77.3 sq.m.) approx.
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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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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COUNTING HOUSE LANE, DUNMOW, ESSEX, CM6 1BX
GUIDE PRICE £450,000

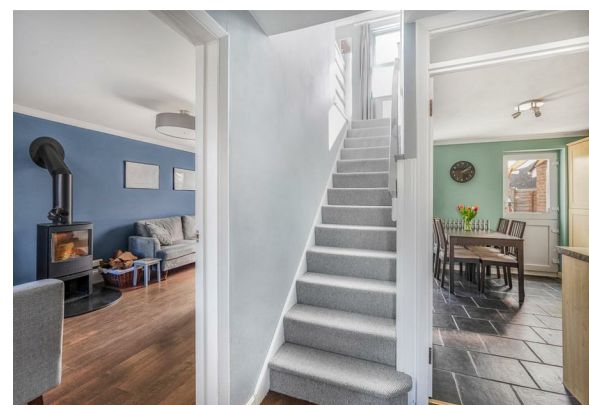


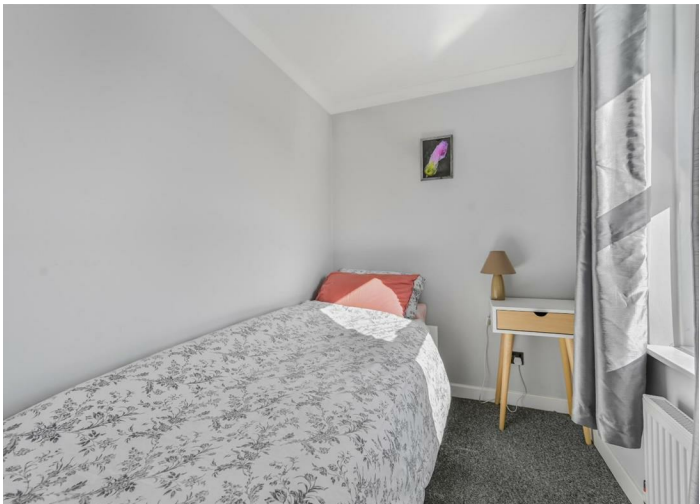
COUNTING HOUSE LANE DUNMOW ESSEX CM6 1BX

Situated in a peaceful cul-de-sac just a short walk from Great Dunmow town centre and local playing fields, this beautifully presented four-bedroom detached family home offers spacious and versatile accommodation.

The ground floor features a welcoming entrance hall, a comfortable lounge, a modern kitchen/dining room ideal for family living and entertaining, and a convenient shower room. Upstairs, there are four well-proportioned bedrooms along with a contemporary family bathroom.

Outside, the property benefits from a thoughtfully landscaped rear garden, a single garage, and driveway parking.





Single Garage With Driveway Parking

To the side of the property is a single garage featuring an electric roller shutter door, power and lighting, along with a pitched roof providing additional storage. A personal door offers convenient access to the garden. To the front, the property boasts a sweeping driveway, providing ample off-road parking.

Town Summary

This market town of Great Dunmow is a bustling town full of independent shops, restaurants and public houses/bars. The town centre is full of historic buildings with some stunning seating areas which include the renowned “Doctors Pond” at Talberds Ley. Some of Great Dunmow’s facilities include:- leisure centre, various additional gyms, supermarkets, fantastic primary & secondary schools, parks and much more. The town offers fantastic transport links to Stansted Airport, Chelmsford City and Bishop’s Stortford. The town is well known for its four-yearly ritual of the "Flich Trials", famously mentioned in Chaucer’s The Canterbury Tales. Couples must convince a jury of six local bachelors and six local maidens that they have never wished themselves un-wed for a year and a day. If successful the couple are paraded along the High Street and receive a flich of bacon.

- Situated In A Quiet Cul-De-Sac Location
- Within Walking Distance To Great Dunmow Town Centre
- Close To Local Playing Fields
- Immaculate Four Bedroom Detached Family Home
- Lounge With Wood Burning Stove
- Modern Kitchen/Dining Room Ideal For Entertaining
- Ground Floor Shower Room
- Four First Floor Bedrooms
- Family Bathroom
- Landscaped Rear Garden With Garage And Driveway Parking

Entrance Hall

Accessed via a UPVC partly glazed front door:- manufactured wood flooring, radiator, power points, stairs rising to the first floor landing, doors to.

Shower Room

UPVC double glazed opaque window to front aspect, enclosed shower with glass enclosure, concealed cistern W.C, wash hand basin, heated towel rail, fully tiled, extractor fan.

Lounge

17'7" x 10'5" (5.37 x 3.19)

UPVC double glazed window to front aspect, UPVC double glazed French doors leading to the rear garden, inset wood burning stove, manufactured wood flooring, radiator, power points, T.V point.

Kitchen/Dining Room

11'8" x 11'2" (3.57 x 3.41)

UPVC double glazed window to rear aspect, UPVC double glazed single door leading to the rear garden, base and eye level units with complimentary working surfaces over, inset sink with drainer unit, inset double oven, four ring gas hob with extractor over, integrated dishwasher, integrated fridge/freezer, radiator, power points, tiled flooring, part tiled walls.

First Floor Landing

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

Principal Bedroom

11'6" x 11'6" (3.52 x 3.51)

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





Bedroom Two

8'0" x 7'2" (2.46 x 2.19)
UPVC double glazed window to rear aspect, radiator, power points.

Bedroom Three

7'10" x 5'8" (2.4 x 1.74)
UPVC double glazed window to rear aspect, radiator, power points.

Bedroom Four

6'2" x 5'10" (1.9 x 1.79)
UPVC double glazed window to front aspect, radiator, power points.

Bathroom

UPVC double glazed opaque window to rear aspect, enclosed bath with mixer taps & shower attachment, W.C, wash hand basin with vanity unit below, heated towel rail, fully tiled walls, wood effect flooring.

Garden

To the rear of the property, there is a raised, covered patio area leading onto the main lawn, with a flint section situated at the far end of the garden. The garden further benefits from two timber sheds, a timber bar, as well as power and lighting, and is enclosed with timber fencing.

