



Hopkirk Close, Danbury , CM3 4PP  
Guide price £650,000

**Church & Hawes**

Est.1977

Estate Agents, Valuers, Letting & Management Agents



[www.churchandhawes.com](http://www.churchandhawes.com)

58 Main Road, Danbury, Essex, CM3 4NG

Tel: 01245 225853

[danbury@churchandhawes.com](mailto:danbury@churchandhawes.com)

# Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £650,000 - £665,000... Nestled in a sought-after location, this detached home in Danbury offers both charm and convenience. With modern upgrades including a fitted kitchen and stylish bathroom, it's perfect for family living. Enjoy spacious living areas downstairs, four comfortable bedrooms upstairs, and an enclosed rear garden. Additional perks include an attached garage and driveway parking. Don't miss out on this ideal blend of village charm and practicality. Energy Rating C.



## FIRST FLOOR

### Bedroom One 12'2 x 11'5 (3.71m x 3.48m)

Window to front. Fitted with a range of custom wardrobes and drawers to one wall. Radiator.

### Bedroom Two 12'1 x 10'1 (3.68m x 3.07m)

Window to rear. Built-in wardrobes. Radiator.

### Bedroom Three 12'7 x 9'1 mx (3.84m x 2.77m mx)

Window to rear. Built-in wardrobes. Radiator.

### Bedroom Four 10'8 x 7'2 (3.25m x 2.18m)

Window to rear. Radiator. Airing cupboard housing hot water cylinder with hanging rail.

### Family Bathroom

Obscure window to side. Fully tiled. Inset downlighters. Three piece white suite comprising wash hand basin set into vanity unit with storage under and mixer tap. Close coupled W.C. Bath with wall with rainfall shower head and separate hose, mixer tap and glass screen. Heated towel rail. Ceramic tiled floor.

### Landing

Loft access via drop down ladder. Stairs to ground floor.

## GROUND FLOOR

### Entrance Hall

Accessed via part glazed UPVC front door. Stairs to first floor. Radiator. Cloaks cupboard. Custom under stairs pull out storage units.

### Cloakroom

Obscure window to side. Wash hand basin. Low level W.C. Radiator.

### Study 7'1 x 6'4 (2.16m x 1.93m)

Window to front. Telephone point. Radiator.

### L Shaped Lounge Diner 25'1 mx x 20'3 (7.65m mx x 6.17m)

Projected bow window to front. Feature fireplace with gas coal effect fire. TV point. Radiator. Wall lights. Dining Area - Window to side. Radiator.

### Family Room 12 x 8'5 (3.66m x 2.57m)

Window to rear. Radiator.

### Kitchen 12'8 x 8'8 (3.86m x 2.64m)

Window to rear and door to side. Range of units to base and eye level in an ivory 'shaker' style. Double cooker. Range of carousel units providing ample storage. Two pan drawer units. Integrated fridge/freezer, dishwasher and washing machine. Granite work surface throughout with matching splash back. Acrylic granite effect one and a half bowl sink unit with mixer tap. Black ceramic tiled floor.

## EXTERIOR

### Double Length Garage 31'2 x 8'5 (9.50m x 2.57m)

Obscure window and door to rear. Up and over door. Power and light connected.

### Front Garden

Two lawn areas. Pathway to front door. Off road parking. Various shrubs and plants. Side access to rear garden via wrought iron gate.

### Rear Garden

Block paved patio area with steps down to lawn with well stocked flower and shrub borders. Outside tap. Security lighting. Side access to front.

### Agents Notes, Money Laundering & Referrals

AGENTS NOTE: These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in

order that there is no delay in agreeing a sale.

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.



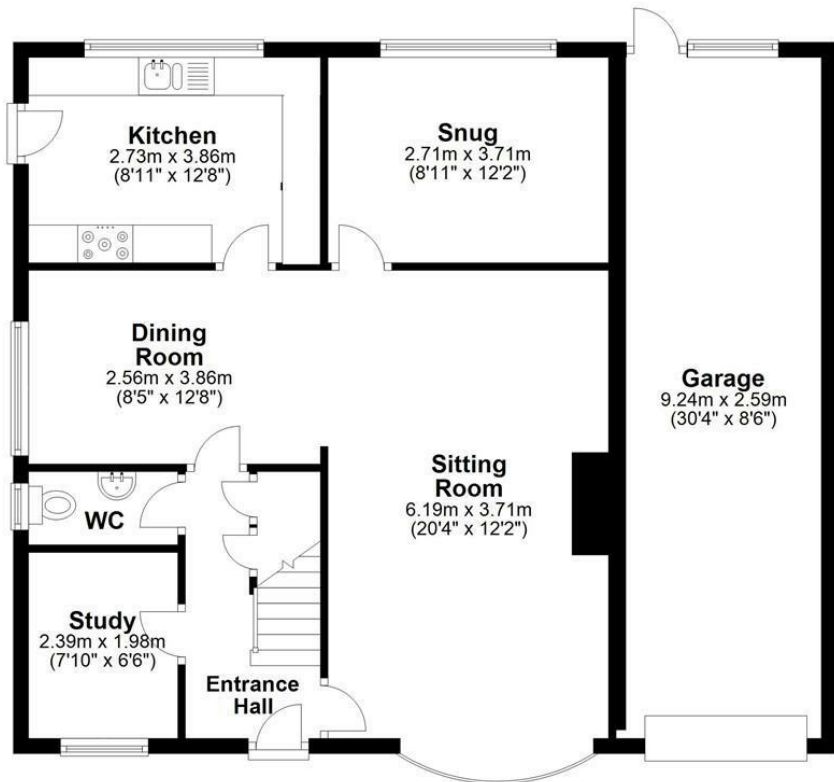




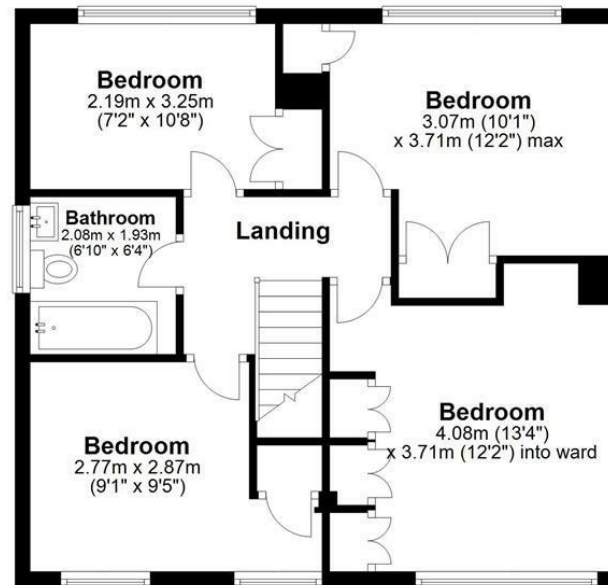




## Ground Floor



## First Floor



Total area: approx. 150.4 sq. metres (1618.8 sq. feet)

