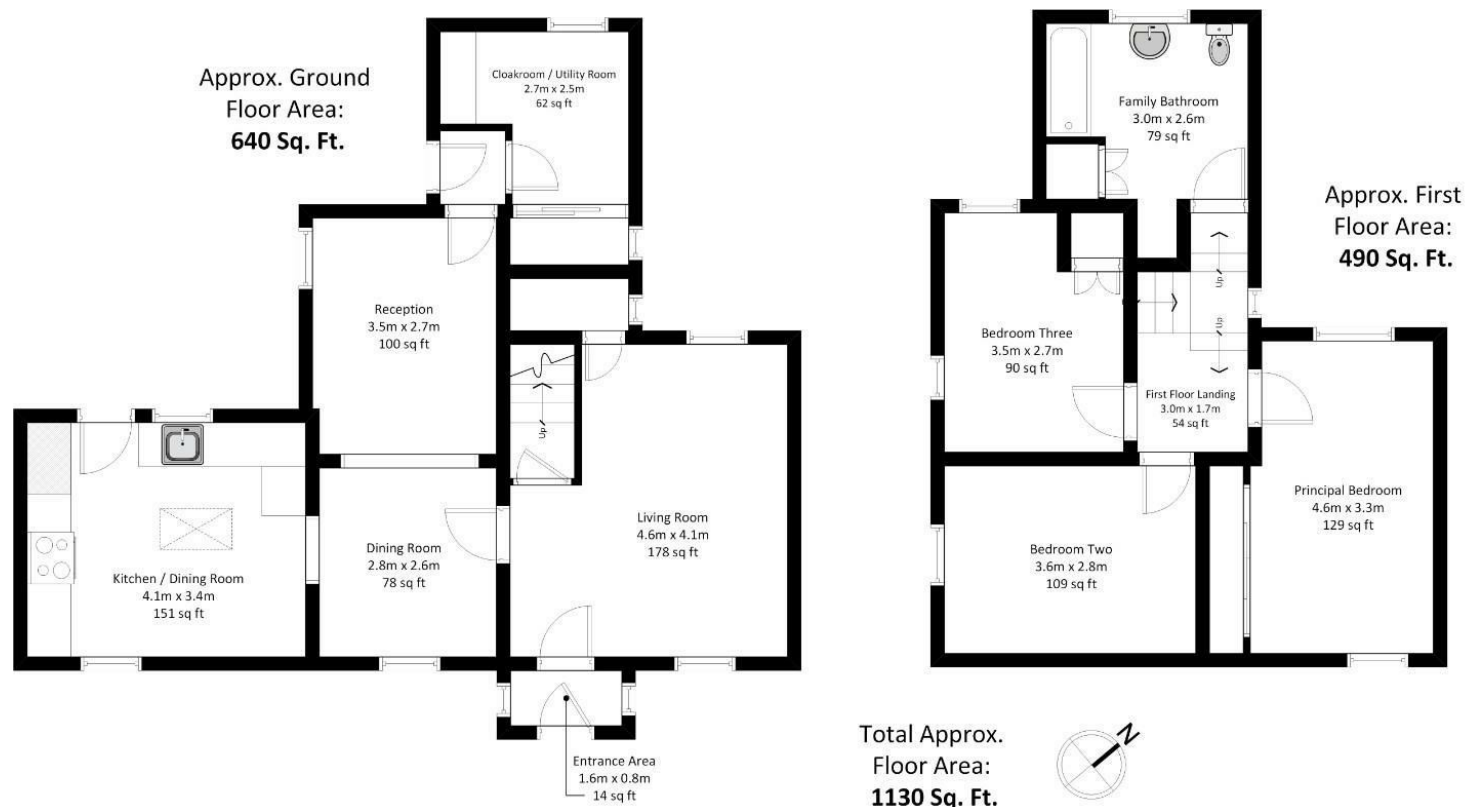


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DANIEL BREWER
Bringing People and Property Together

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.

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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

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KEMPE ROAD, FINCHINGFIELD, BRAINTREE, ESSEX

£475,000



KEMPE ROAD FINCHINGFIELD BRAINTREE

Located in a quiet residential road in the picturesque village of Finchingfield is this immaculate three bedroom semi-detached family home boasting a generous rear garden and driveway parking. The ground floor accommodation comprises:- lounge, study, dining room, kitchen/breakfast room, boot room, utility room/cloakroom and entrance porch. On the first floor are three bedrooms and a family bathroom.





Family Bathroom

Double glazed window to rear aspect, three piece suite comprising low level WC, panel enclosed UPVC bath with mixer tap and wall mounted electric power shower, wall mounted wash hand basin with mixer tap over; wall mounted radiator, access to airing cupboard, inset shelving units, inset spotlights.

Generous Garden

A sizeable rear garden is accessed via timber side gate leading to a large patio area, various shrubs and flower beds surround a natural grass lawn including a freshwater pond with decked sitting area. Further, a separate trellis fenced area is presented, housing additional flower beds, shrubs, and a garden outbuilding, led by an inset stone pathway - all enclosed by privacy fencing and tall hedgerows.

Driveway & Frontage

To the front of the property is a block paved driveway providing parking for multiple vehicles. The frontage is enclosed by picket fencing and mature shrubs.

- Three Bedrooms
- Semi-Detached House
- Driveway Parking
- Generous Rear Garden
- Three Reception Rooms
- Kitchen/Breakfast Room
- Utility/Cloakroom
- Family Bathroom
- Picturesque Village Location
- Viewing Advised

Entrance Porch

Entrance via UPVC front door, double glazed windows to side aspects, ceiling mounted light fixture, carpeted flooring. Partly glazed solid timber door to:

Lounge

15'1" x 13'5" (4.60m x 4.09m)

Double glazed windows to front and rear aspects, carpeted flooring, partly glazed door leading to stairway, wall mounted radiator, access to storage cupboard, wood burner with granite footing and timber mantel, ceiling mounted light fixture, various power points, TV point. Partly glazed solid timber door to:

Study

9'2" x 8'6" (2.79m x 2.59m)

Double glazed window to front aspect, carpeted flooring, various power points, wall mounted radiator, ceiling mounted light fixture. Opening to:

Dining Room

11'5" x 8'10"

Double glazed window to side aspect, carpeted flooring, wall mounted radiator, ceiling mounted light fixture, various power points. Partly glazed solid timber door to:

Boot Room

Partly glazed UPVC door to garden patio, ceiling mounted light fixture, Karndean flooring. Partly glazed solid timber door to:

Utility Room/Cloakroom

8'10" x 8'2"

Double glazed window to rear aspect, low level WC, wall mounted wash hand basin with mixer tap over, wall mounted radiator, sliding doors to storage cupboard, timber worksurface with space underneath for washing machine/dryer, Karndean flooring, extractor fan, wall mounted heated towel rail, ceiling mounted light fixture, various power points.





Kitchen/Breakfast Room

13'5" x 11'1"

Partly glazed UPVC door to rear aspect, double glazed windows to front and rear aspects, various base and eye level units with hard wood work surfaces over, four ring induction hob with extractor fan over, low level oven, inset ceramic sink with mixer tap over, integrated fridge freezer, space for dish washer, splashback tiling, wall mounted radiator, Karndean flooring, inset spotlights, Velux window, various power points.

First Floor Landing

Access via carpeted stairs with split staircase to landing areas, double glazed window to side aspect, carpeted flooring, various power points. Solid timber doors to: Principle Bedroom, Bedroom Two, Bedroom Three, Family Bathroom.

Principal Bedroom

15'1" x 10'9"

Double glazed windows to front and rear aspects, carpeted flooring, floor to ceiling wardrobe space with sliding mirrored doors, wall mounted radiator, decorative inset fireplace, ceiling mounted light fixtures, various power points.

Bedroom Two

11'9" x 9'2"

Double glazed window to side aspect, carpeted flooring, ceiling mounted light fixture, wall mounted radiator, various power points.

Bedroom Three

11'5" x 8'10"

Double glazed windows to rear and side aspects, carpeted flooring, wall mounted radiator, access to over-stairs storage, ceiling mounted light fixture, various power points.

