



**TOTAL APPROX. FLOOR  
AREA: 960 SQ. FT.**

**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.

#### 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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**HIBBERT DRIVE, DUNMOW**

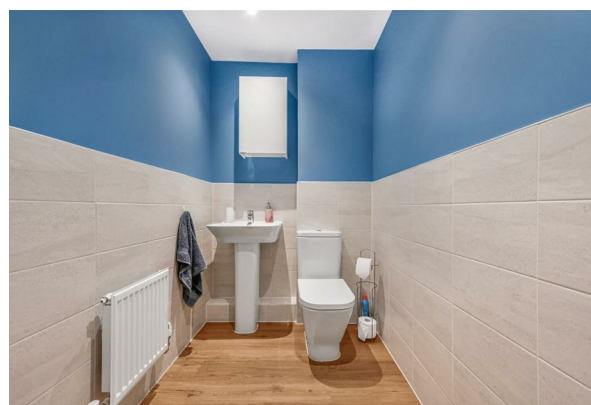
**£425,000**



## HIBBERT DRIVE DUNMOW

Daniel Brewer are pleased to offer this superb three bedroom semi-detached family home finished to a high standard throughout and located on a desirable development within walking distance to the town centre. In brief the accommodation comprises:- entrance hall, kitchen, lounge/dining room and a cloakroom. On the first floor there are three bedrooms and a family bathroom. Externally the property boasts a great sized secluded rear garden and parking for two vehicles. \*\*\*Potential To Extend 'STP'\*\*\*

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 . The town offers fantastic transport links to Stansted Airport, Chelmsford City and Bishop's Stortford.





- **Three Bedroom Semi-Detached Family Home**
- **Desirable Development**
- **Carport & Driveway**
- **Secluded Rear Garden**
- **Kitchen**
- **Lounge/Dining Room**
- **Family Bathroom**
- **Cloakroom**
- **Finished To A High Standard Throughout**
- **Walking Distance To The Town Centre**

### **Entrance Hall**

Entered via the front door, ceiling mounted light fitting, various power points, radiator, wood effect flooring, stairs rising to first floor landing, doors leading to:-

### **Kitchen**

11'1" x 8'5" (3.38m x 2.57m)

Window to front aspect, fitted with a range of eye and base level units with working surface over, inset one and half bowl sink and drainer unit with mixer tap over, integrated washing machine, integrated oven & grill, inset four ring gas hob with extractor fan over, cupboard enclosed boiler, various inset spotlights.

### **Lounge/Dining Room**

15'5" x 12'7" (4.70m x 3.86m )

Window to rear aspect, French Doors to rear aspect leading to rear garden, various power points, two ceiling mounted light fittings.

### **Cloakroom**

Fitted with a low level W.C, wash hand basin with pedestal and mixer tap over, ceiling mounted light fitting, radiator.

### **First Floor Landing**

Access to boarded loft, ceiling mounted light fitting, doors leading to:-

### **Bedroom One**

13'1" x 12'0" (4.01m x 3.66m)

Window to front aspect, ceiling mounted light fitting, door to built in wardrobe, various power points, radiator.

### **Bedroom Two**

11'3" x 10'5" (3.45m x 3.20m)

Window to rear aspect, ceiling mounted light fitting, various power points, radiator.





### Bedroom Three

13'3" x 6'5" (4.06m x 1.98m)

Window to rear aspect, ceiling mounted light fitting, various power points, radiator.

### Family Bathroom

Fitted with a panel enclosed bath with wall mounted shower attachment and glass enclosure, low level W.C, wash hand basin with pedestal and mixer tap over, radiator, partly tiled walls, extractor fan, tile effect flooring, shaver point.

### Rear Garden

The rear garden is mainly lawn with a generous patio area perfect for entertaining all enclosed by timber fencing. A gate grants access to the carport and front of the property.

### Carport & Driveway

To the side of the property there is carport parking and driveway for two vehicles.

