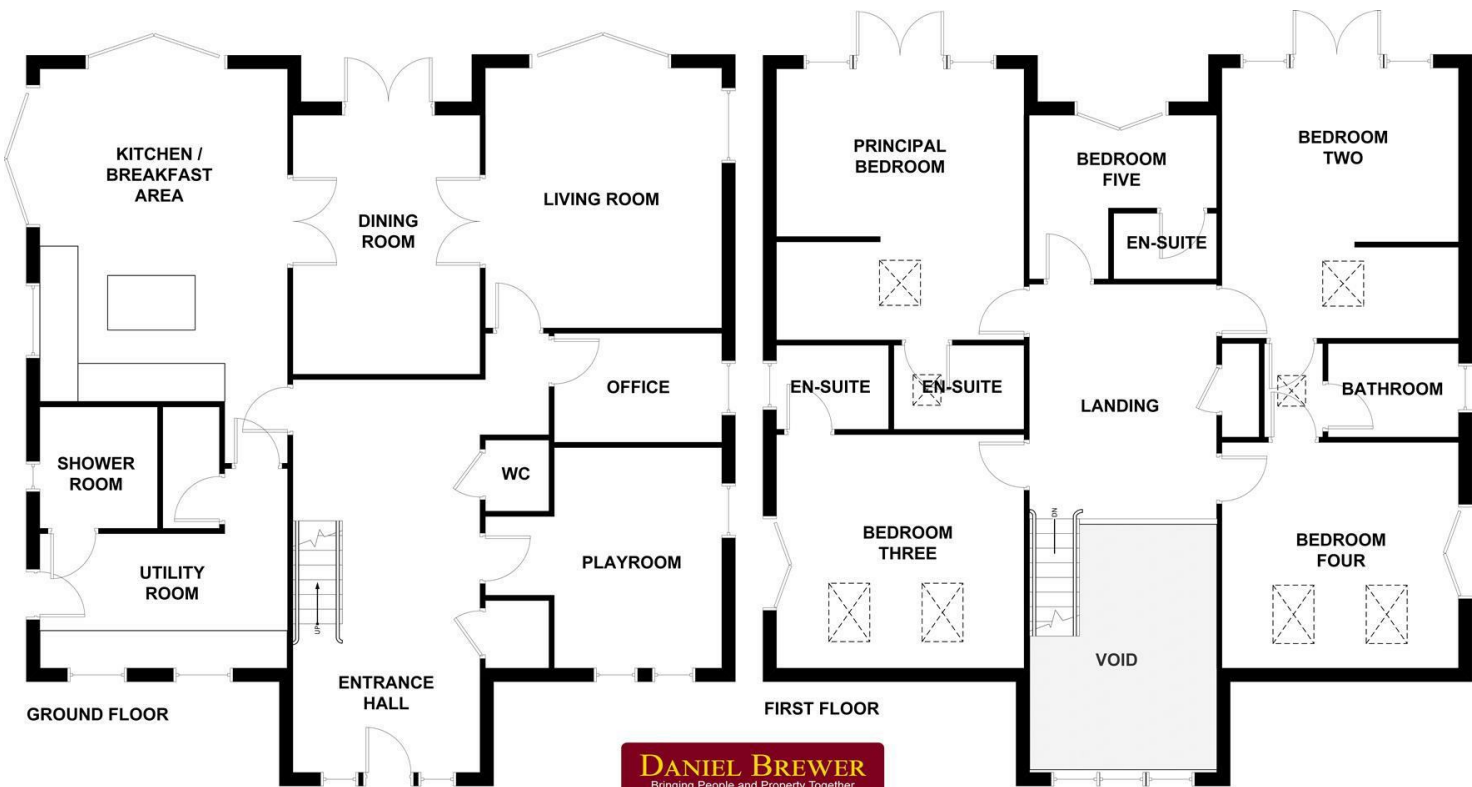




DANIEL BREWER
Bringing People and Property Together

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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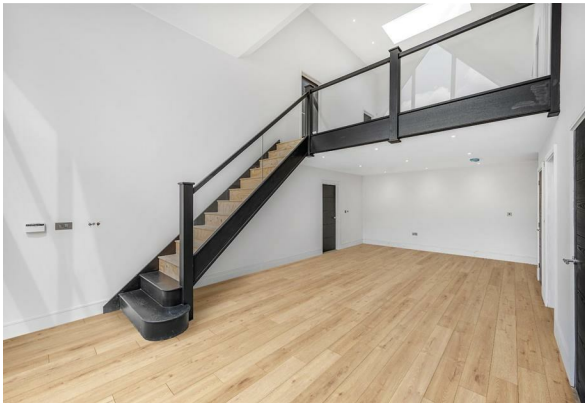
DUCK STREET, LITTLE EASTON, DUNMOW, ESSEX, CM6 2JF

OFFERS OVER £1,750,000



DUCK STREET
LITTLE EASTON
DUNMOW
ESSEX
CM6 2JF

Set within approximately half an acre in the quiet village of Little Easton, this impressive five bedroom detached new build country home boasts approximately 4,650 sq ft of high-specification accommodation. Designed to provide both exceptional entertaining space and flexible family living, the property is arranged over two floors and enjoys an abundance of natural light throughout. A striking feature of the home is the generous vaulted entrance hall, creating a luxurious first impression and leading to an elegant galleried landing that enhances the sense of space and grandeur. Finished to a high standard, the property seamlessly combines contemporary luxury with outstanding energy efficiency and technology, featuring an air source heat pump, underfloor heating, air conditioning, solar panels, comprehensive data cabling, CCTV, alarm system, and high-specification fixtures and fittings throughout. Outside, the home is approached via electric gates leading to a generous driveway providing parking for multiple vehicles. The grounds extend to approximately half an acre and comprise attractive wraparound gardens, together with a substantial double garage and workshop.





Bedroom Five
14'10" x 14'2" (4.54 x 4.33)
Aluminium double glazed bi-folding doors & windows to side aspect with Juliet balcony, Velux windows to side aspect, air conditioning, underfloor heating, data point, power points, inset spotlights, door to.

En-Suite
Glass enclosed shower cubicle with rainfall head & additional attachment, concealed cistern W.C, wash hand basin with vanity unit below, heated towel rail, wall mounted LED vanity mirror, part tiled walls, tiled flooring, part tiled walls, tiled flooring.

Double Garage With Workshop
To the side of the property is a detached double garage with two electric doors, power, lighting, a pitched roof for storage and side access via a single door. To the rear of the garage is a workshop with, power, lighting and double doors.

Electric Gated Driveway Parking
Accessed via electric gates is a generous stone driveway providing parking for several vehicles.

Gardens
The grounds measure approximately half an acre wrapping around the side of the property. To the rear of the property is a generous Granite paved patio area leading to the wraparound lawns with Granite paved pathways leading to the rear of the garage and a timber gate to the side of the property. The gardens back onto open paddocking to the rear with far reaching views over undulating countryside.

Agents Notes
The images are for illustrative purposes only. They have been digitally enhanced using CGI to provide an indication of potential flooring, landscaping, gardens, and other finishes.

- Five Double Bedroom Detached New Build Country Home
- Set Within Approximately Half An Acre Of Private Grounds In The Sought-After Village Of Little Easton.
- Approximately 4,650 Sq Ft Of Beautifully Appointed Accommodation Arranged Over Two Floors.
- Electric Gated Entrance Leading To A Substantial Driveway, Double Garage And Workshop With Ample Parking.
- Finished To A Superb Specification With Premium Fixtures, Fittings And Contemporary Design Throughout.
- Flexible Living Accommodation With Versatile Reception Spaces And An Abundance Of Natural Light Throughout.
- Luxurious Bedroom Accommodation Featuring Dressing Rooms, En-Suite Shower Rooms And An Elegant Jack & Jill Family Bathroom.
- Impressive Vaulted Entrance Hall With A Striking Galleried Landing Creating A Grand Sense Of Arrival.
- Energy-Efficient Features Including An Air Source Heat Pump, Solar Panels And Underfloor Heating.
- Tranquil Countryside Setting Enjoying Wraparound Gardens And Far-Reaching Views Across The Essex Countryside.

Vaulted Entrance Hall
Aluminium double glazed full height glass windows to front aspect, Vaulted ceiling, stairs rising the first floor galleried landing, wood effect flooring with underfloor heating, inset spotlights, power points, doors to.

Cloakroom
Concealed cistern W.C, wash hand basin with vanity drawers, heated towel rail, wall mounted LED mirror, part tiled walls, tiled flooring.

Playroom/Study
19'3" x 13'4" (5.89 x 4.08)
Aluminium double glazed windows to multiple aspects, inset spotlights, wood effect flooring with underfloor heating, data point, inset spotlights, power points.

Office
Aluminium double glazed window to side aspect, inset spotlights, wood effect flooring with underfloor heating, data point, inset spotlights, power points.

Living Room
29'5" x 19'4" (8.99 x 5.9)
Aluminium double glazed window to side aspect, underfloor heating, data point, inset spotlights, power points, double doors to.

Dining Room
18'8" x 13'10" (5.69 x 4.23)
Aluminium double glazed French doors leading to the rear garden, underfloor heating, data point, inset spotlights, power points, double doors to.

Kitchen/Dining Room
30'11" x 19'2" (9.44 x 5.85)
Aluminium double glazed window side aspect, Bi-folding doors to dual aspect leading to the rear garden, bespoke kitchen with base and eye level units with Quartz working surfaces over, complimentary island with breakfast bar area, inset sink with mixer taps, inset oven, inset combination oven, inset warming drawer, inset induction hob with downdraft extractor, integrated dishwasher, inset wine cooler, integrated full height fridge, integrated full heigh freezer, inset spotlights, power points, data points, wood effect flooring with underfloor heating, door to.

Utility Room
19'3" x 11'11" (5.88 x 3.64)
Aluminium double glazed windows to front aspect, base and eye level units with Quartz working surfaces over, inset sink with mixer taps, inset Bench seat with Quartz top, space for washing machine, space for tumble dryer, wood effect flooring with underfloor heating, inset spotlights, power points, Aluminium partly glazed single door to side aspect.

Shower Room
Aluminium double glazed window to side aspect, glass enclosed shower cubicle with rainfall head & shower attachment, wash hand basin with vanity drawer below, concealed cistern W.C, heated towel rail, part tiled walls, tiled flooring, inset spotlights, extractor fan.

Galleried Landing
Roof lantern, inset spotlights, power points, underflooring heating, doors to.





Principal Bedroom
19'3" x 10'5" (5.88 x 3.2)
Aluminium double glazed French doors & windows to rear aspect with Juliet balcony, air conditioning, underfloor heating, data point, power points, inset spotlights, door to en-suite, opening to.

Dressing Room
Inset spotlights, power points, underfloor heating.

En-Suite
Enclosed bath with concealed mixer taps, glass enclosed shower with rainfall head & additional attachment, wash hand basin with vanity drawer below, concealed cistern W.C, heated towel rail, LED wall mounted vanity mirror, part tiled walls, tiled flooring, inset spotlights, extractor fan.

Bedroom Two
19'3" x 15'5" (5.88 x 4.71)
Aluminium double glazed French doors & windows to rear aspect with Juliet balcony, air conditioning, underfloor heating, data point, power points, inset spotlights, door to en-suite, opening to.

Dressing Room
Inset spotlights, power points, underfloor heating.

Inner Hallway
inset spotlights, power points, doors to.

Jack & Jill En-Suite
Aluminium double glazed opaque window to side aspect, enclosed bath with concealed mixer taps, twin wash hand basins with vanity drawers below, glass enclosed shower with rainfall head & additional attachment, concealed cistern W.C, LED wall mounted vanity mirror, inset spotlights, extractor fan, part tiled walls, tiled flooring.

Bedroom Four
19'3" x 10'5" (5.88 x 3.2)
Aluminium double glazed windows to multiple aspects, air conditioning, underfloor heating, data point, inset spotlights, power points.

Bedroom Three
19'3" x 10'5" (5.88 x 3.2)
Aluminium double glazed bi-folding doors & windows to rear aspect with Juliet balcony, air conditioning, underfloor heating, data point, power points, inset spotlights, door to.

En-Suite
Glass enclosed shower cubicle with rainfall head & additional attachment, concealed cistern W.C, wash hand basin with vanity unit below, heated towel rail, wall mounted LED vanity mirror, part tiled walls, tiled flooring, part tiled walls, tiled flooring.

