

# DANIEL BREWER

51 High Street  
Great Dunmow  
Essex, CM6 1AE

Telephone • 01371 856585  
Website • [www.danielbrewer.co.uk](http://www.danielbrewer.co.uk)  
E-mail • [info@danielbrewer.co.uk](mailto:info@danielbrewer.co.uk)



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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.

## RIVER MEAD, BRAINTREE

£500,000



## RIVER MEAD BRAINTREE

Nestled in the charming area of River Mead, Braintree, this delightful link-detached house offers a perfect blend of comfort and style. With four well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

The ground floor living accommodation boasts a newly fitted kitchen/dining room opening into the garden room with a further reception room to the front, making it easy to host gatherings or enjoy quiet evenings at home.

The house features en-suite facilities, bathroom and a cloakroom ensuring convenience for all residents. The layout is thoughtfully designed, allowing for a seamless flow between the living spaces. Natural light floods the interiors, creating a warm and inviting atmosphere.

Externally there is a well landscaped rear garden, ample driveway parking and a garage.

The location in River Mead is particularly appealing, offering a peaceful residential setting while still being within easy reach of local amenities, schools, and transport links. This property presents an excellent opportunity for those looking to settle in a friendly community with a variety of conveniences at hand.





- Four Bedroom Linked-Detached Family Home
- High Standard Kitchen/Dining Room
- Open Plan Into The Garden Room
- Living Room
- En-Suite Facilities & Family Bathroom
- Cloakroom
- Landscaped Rear Garden
- Single garage & Driveway Parking
- Desirable Location
- \*\*\*NO ONWARD CHAIN\*\*\*

### Entrance Hall

12'9" x 6'0" (3.898 x 1.848)

Entered via front door, Karndean Flooring, under stairs storage cupboard, stairs rising to first floor landing, doors leading to:-

### Kitchen/Dining Room

17'10" x 14'8" (5.438 x 4.489)

Window to rear aspect, the kitchen/dining room has been newly fitted to a high standard and is made up of eye and base level units with Quartz working surface over, inset one and half bowl sink and drainer unit with mixer tap, inset four ring gas hob with extractor fan over, integrated oven, integrated microwave, integrated fridge/freezer, integrated washing machine, integrated dishwasher, various inset spotlights, ceiling mounted light fitting, Karndean Flooring, open plan leading to:-

### Garden Room

11'9" x 10'1" (3.586 x 3.085 )

Bifold Doors to rear aspect, window to side aspect, opaque window to side aspect, Karndean flooring.

### Living Room

18'5" x 11'2" (5.635 x 3.419)

Bay window to front aspect, door leading back to hallway, double doors leading into kitchen/diner.

### Cloakroom

5'5" x 2'7" (1.654 x 0.803)

Opaque window to side aspect, wash hand basin with vanity unit and mixer tap, low level W.C.

### First Floor Landing

13'6" x 6'4" (4.115 x 1.946 )

Doors leading to:-

### Bedroom One

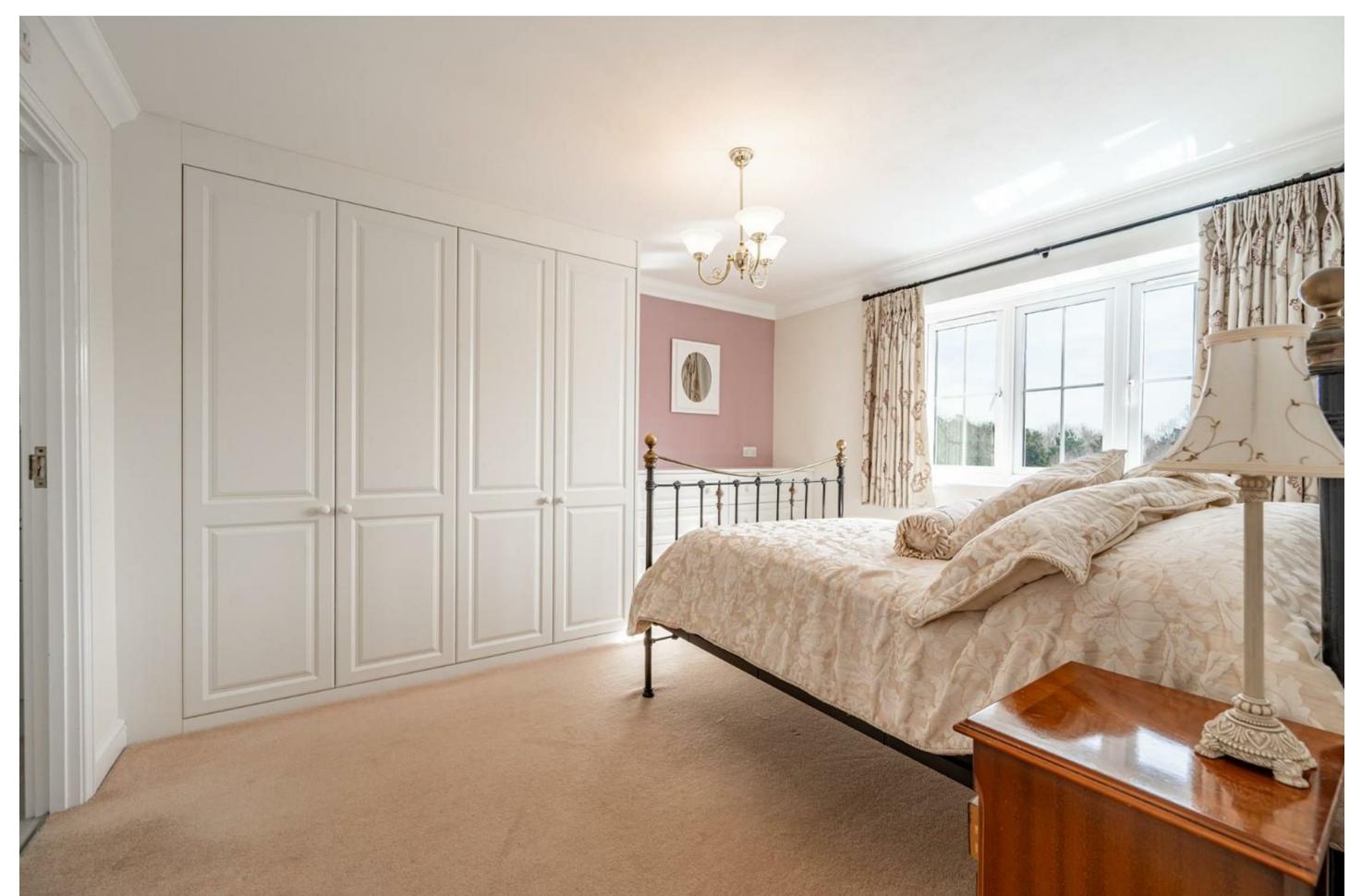
12'10" x 11'2" (3.935 x 3.409)

Window to rear aspect, range of fitted wardrobes and drawers, door leading to:-

### En-Suite

8'7" x 5'2" (2.627 x 1.590)

Opaque window to side aspect, fitted with a fully tiled shower cubicle with glass enclosure, combination wash hand basin and low level W.C,





wall mounted heated towel rail, fully tiled walls, is low maintenance. As you step out the garden room you are onto a raised decked area with steps leading down to a block paved area, this pathway continues to the rear of the garden where you will find a further block paved seating area. The remainder is made up of artificial lawn and various mature flower beds. There is a timber shed, pedestrian access into the garage and timber gate granting access to the driveway.

#### **Bedroom Two**

15'3" x 10'2" (4.664 x 3.107)

Window to rear aspect, window to front aspect.

#### **Bedroom Three**

11'0" x 11'6" (3.372 x 3.514)

Window to rear aspect, window to side aspect.

#### **Bedroom Four**

8'0" x 8'6" (2.441 x 2.591)

Window to rear aspect, window to side aspect.

#### **Family Bathroom**

Opaque window to rear aspect, fitted with a panel enclosed bath with wall mounted shower attachment, rain water shower head and glass enclosure, low level W.C, wash hand basin with pedestal, wall mounted heated towel rail.

#### **Secluded Rear Garden**

The rear garden has been tastefully landscaped and

