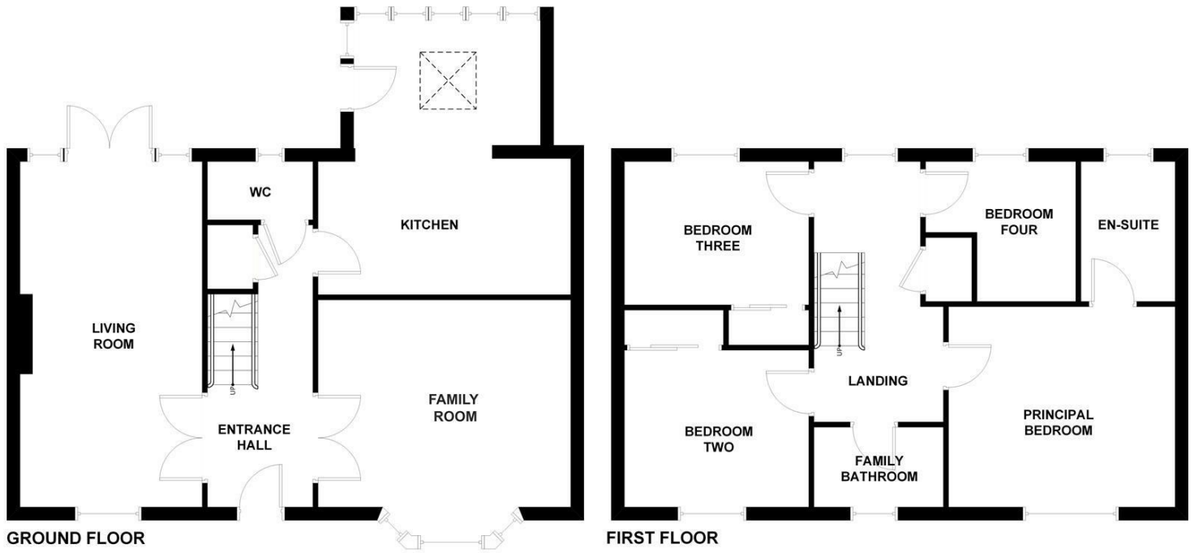

TOTAL APPROX. FLOOR AREA: 1550 SQ. FT.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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HADDESLEY ROAD, LITTLE CANFIELD, DUNMOW

OFFERS OVER £490,000



HADDESLEY ROAD
LITTLE CANFIELD
DUNMOW

****NO ONWARD CHAIN***Daniel Brewer are pleased to market this well-presented four-bedroom family home, which offers spacious and versatile accommodation arranged over two floors, with attractive gardens to the front and rear.*

The ground floor comprises a welcoming entrance hall, cloakroom, living room with fireplace and French doors opening onto the rear garden, a separate family room, and an open-plan kitchen/dining room ideal for everyday family living. To the first floor, the landing provides access to loft storage, with a principal bedroom benefitting from built-in wardrobes and an en-suite, two further double bedrooms with built-in wardrobes, a single fourth bedroom and a family bathroom.

Externally, the property enjoys a lawned frontage with flowerbeds, planting and hedging, with gated pedestrian access leading to the rear garden. The rear features a stone-paved patio and seating area, continuing onto a lawn enclosed by timber fencing and flowerbeds. The property further benefits from a double garage and driveway parking for two vehicles.



























Double Garage & Driveway Parking
Double garage & driveway parking for two vehicles.

Local Area
Little Canfield is a well-positioned village in the Uttlesford district of Essex, situated close to Takeley and Great Dunmow. The village offers a pleasant semi-rural setting with local amenities including The Lion and Lamb public house, while excellent road links via the B1256 and A120 provide convenient access to Stansted Airport, the M11, Bishop's Stortford and the surrounding market towns.

- **Four Bedroom End Of Terrace Home**
- **Open Plan Kitchen/Dining Room**
- **Living Room with French Doors & Fireplace**
- **Family Room**
- **Cloakroom**
- **Inbuilt Wardrobes**
- **Family Bathroom & En-Suite To Principal**
- **Double Garage & Driveway Parking For Two Vehicles**
- **Enclosed Rear Garden**
- **Good Connections To The A120**

Entrance Hall
18'4" x 6'2" (5.6m x 1.9m)
Entrance via timber door with frosted window to front aspect, stairs to first floor landing, access to understairs storage, access to fuse board, timber laminate flooring, ceiling mounted light fixture.

Cloakroom
Frosted double glazed UPVC window to rear aspect, pedestal wash hand basin with mixer tap, low level WC, tiled flooring, partially tiled walls, wall mounted radiator, ceiling mounted light fixture.

Living Room
21'3" x 11'1" (6.5m x 3.4m)
Double glazed UPVC windows to front & rear aspect, double glazed UPVC French doors to rear aspect, electric feature fireplace with timber mantle and granite hearth, timber laminate flooring, wall mounted radiators, ceiling mounted light fixtures, various power points.

Family Room
15'5" x 11'1" (4.7m x 3.4m)
Double glazed UPVC bay window to front aspect, wall mounted radiator, timber laminate flooring, ceiling mounted light fixture, various power points.

Kitchen/Dining Room
17'0" x 15'5" (5.2 x 4.7m)
Glazed UPVC door to side aspect, double glazed UPVC windows to side & rear aspects, Velux timber double glazed window to rear aspect, various base and eye level units with granite effect worksurfaces over, one and a half unit stainless steel sink with mixer tap, drainer unit and freshwater tap, four ring gas hob with extractor fan overhead, Zanussi double fan oven, integrated dishwasher, integrated fridge freezer, integrated washing machine, wall mounted radiators, porcelain tiled flooring, wood laminate flooring, ceiling mounted light fixtures.

First Floor Landing
Double glazed UPVC window to rear aspect, carpeted stairs with painted timber banister, access to loft, access to airing cupboard, carpeted flooring, ceiling mounted light fixture, various power points. Doors to: Bedrooms & Family Bathroom

Principal Bedroom
14'1" x 12'1" (4.3m x 3.7m)
Double glazed UPVC window to front aspect, his & hers wardrobes, wall mounted radiator, carpeted flooring, ceiling mounted light fixture with fan, various power points. Door to: En-Suite.







En-Suite
Three-piece suite, tile enclosed shower with sliding glass door, low level WC, pedestal wash hand basin with mixer tap, wall mounted radiator, tiled floors, tiled walling, shaver port, extractor fan.

Bedroom Two
11'5" x 10'9" (3.5m x 3.3m)
Double glazed UPVC window to front aspect, sliding glass door wardrobe, wood wall panelling, wall mounted radiator, carpeted flooring, ceiling mounted light fixture with fan, various power points.

Bedroom Three
11'5" x 9'10" (3.5m x 3.0m)
Double glazed UPVC window to rear aspect, sliding glass door wardrobe, wall mounted radiator, carpeted flooring, ceiling mounted light fixture with fan, various power points.

Bedroom Four
9'6" x 8'10" (2.9m x 2.7m)
Double glazed UPVC window to rear aspect, wall mounted radiator, wood laminate flooring, ceiling mounted light fixture with fan, various power points.

Family Bathroom
Double glazed UPVC frosted window to front aspect, three-piece suite, low level WC, pedestal wash hand basin with mixer tap, panel enclosed bath with mixer tap and shower attachment, mirrored storage cabinet, wall mounted radiator, tiled walls, porcelain tiled floors, ceiling mounted light fixture, shaver port, extractor fan.

Gardens
The property is approached via a stone-paved pathway, bordered by attractive flowerbeds and established planting. The front garden is mainly laid to lawn, with hedging providing a pleasant sense of privacy and enclosure.

Pedestrian access to the rear garden is available via a timber gate to the side of the garage. The rear garden features a stone-paved patio area, with an additional enclosed paved section to the side of the property. The patio continues around to the living room French doors, creating an ideal seating and entertaining area.

Beyond the patio, the garden opens onto a lawned area, enclosed by timber panel fencing & with pedestrian access to the garage, the well-stocked flowerbeds & fencing offer a private and attractive outdoor space.

