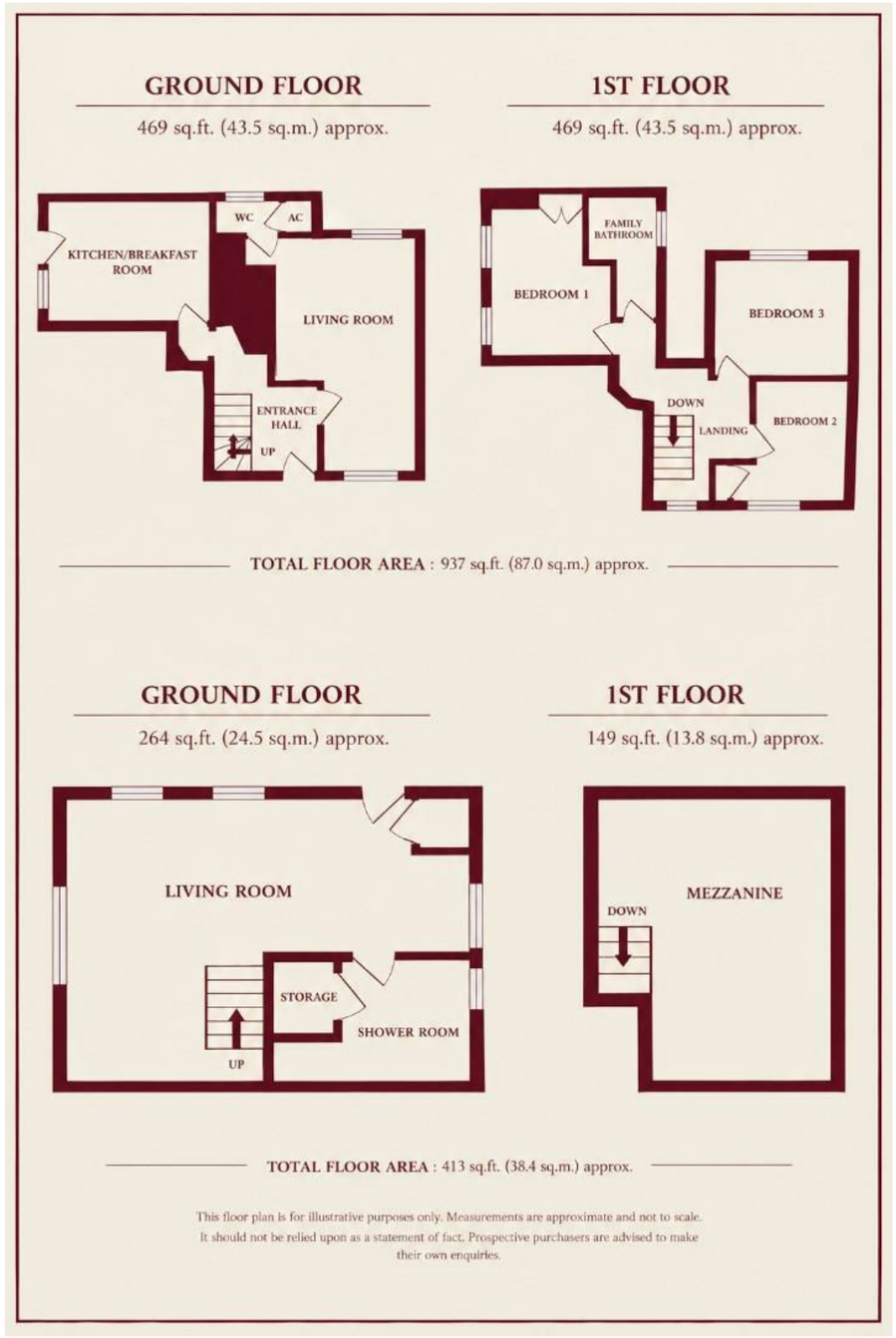

Disclaimer

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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****No Onward Chain*** Conveniently positioned just a stone's throw from Dunmow Recreation Ground and playing fields, this charming three bedroom Grade II Listed character cottage offers a wealth of period features, together with a substantial outbuilding/annexe and generous rear garden. The ground floor accommodation comprises a well-appointed kitchen/breakfast room, a welcoming living room with feature fireplace, cloakroom and entrance hall. On the first floor are three bedrooms and a family bathroom. Externally, the property benefits from a substantial outbuilding/annexe, providing a versatile additional space with a living area, potential shower room and mezzanine level. The generous rear garden backs directly onto the recreation ground.*











Garden
The impressive rear garden extends to approximately 75ft and offers a variety of areas ideal for entertaining and family enjoyment. A side gate provides useful external access, while an outside water tap and power point are also provided.

The garden is arranged into several sections, including a patio area with pathway leading through the main lawn to a further patio and artificial lawn area to the rear, providing an ideal space for children's play. The garden is enclosed by timber fencing.

Town Summary
The 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 and much more. The town offers fantastic transport links to Stansted Airport, Chelmsford City and Bishop's Stortford. The town is well known for its four-yearly ritual of the "Flitch Trials", famously mentioned in Chaucer's The Canterbury Tales. Couples must convince a jury of six local bachelors and six local maidens that they have never wished themselves un-wed for a year and a day. If successful the couple are paraded along the High Street and receive a flitch of bacon.

- Three Bedroom Grade II Listed Character Cottage
- No Onward Chain
- Generous Rear Garden
- Substantial Outbuilding/Annexe
- Backing Onto Playing Fields
- Kitchen/Breakfast Room
- Living Room With Feature Fireplace
- Family Bathroom & Downstairs Cloakroom
- Wealth Of Period Features Throughout
- Viewing Advised

Entrance Hall
Welcoming entrance hall with stairs rising to the first floor landing, exposed ceiling timbers, ceiling lighting, wall mounted radiator, wood effect luxury vinyl flooring, power points, doorways to.

Living Room
18'9" x 14'3" (5.72m x 4.34m)
A spacious and characterful reception room featuring windows to both the front and rear aspects, exposed ceiling timbers and a striking brick-built feature fireplace with ornate timber surround. Further benefits include wall mounted radiators, T.V point and power points. Doorway leading through to:

Cloakroom
Fitted with a close coupled W.C and vanity-mounted wash hand basin with useful vanity unit below and mixer tap over. Window to the rear aspect, inset spotlights and tiled flooring. A useful cupboard houses the wall mounted boiler.

Kitchen/Breakfast Room
14'1" x 9'11" (4.29m x 3.02m)
A stylish and well-appointed kitchen/breakfast room fitted with a contemporary range of eye and base level units and drawers, complemented by quartz work surfaces and splashbacks, together with a further glazed splashback. The kitchen is equipped with a stainless steel inset sink with Quooker instant hot water mixer tap, four ring induction hob with extractor over, integrated oven and combination oven, integrated fridge/freezer and dishwasher. Inset spotlights and counter display lighting complement the space, with tiled flooring, wall mounted radiator, power points and window to rear aspect. Timber door providing access to the rear garden.

First Floor Landing
Landing with access to the loft, window to front aspect, wall mounted radiator, linen cupboard with slatted shelving, wall-mounted fuse board. Ceiling lighting and doors leading to all bedrooms and family bathroom.

Principal Bedroom
12' x 10'5" (3.66m x 3.18m)
A good sized double bedroom enjoying windows overlooking the garden. The room retains a wealth of character with exposed timbers. Additional benefits include access to the loft which has been boarded and benefits from lighting, wall mounted radiator, useful storage cupboard, power points.

Bedroom Two
12' x 9'1" (3.66m x 2.77m)
Further well-proportioned bedroom with window overlooking gardens , wall mounted radiator, T.V point, power points and useful storage cupboard.







Bedroom Three
9'2" x 8'6" (2.79m x 2.59m)
Bedroom with window enjoying views towards the characterful Church Street scene. Further features include a wall mounted radiator, power points and storage cupboard.

Family Bathroom
The family bathroom is fitted with a panel enclosed bath with mixer tap and shower over, glazed shower screen and fully tiled surround. There is also a close coupled W.C and wash hand basin with vanity unit below and mixer taps over. Additional features include obscure rear facing window, inset spotlights, wall mounted radiator, LED wall mounted vanity mirror, exposed timbers and is fully tiled..

Annexe Accommodation

Annexe Kitchen Area
The kitchen area is fitted with a wood effect work surface and base level units, together with a recess and power supply for a tumble dryer. Further features include an obscure window overlooking the garden, large storage cupboard, ceiling lighting, tiled splashbacks, power points and tiled flooring.

Annexe Vaulted Living Area
14'7" x 9'5" (4.45m x 2.87m)
A versatile and attractive vaulted living space with windows to both side and rear aspects, solid oak flooring, T.V point, power points, ceiling lighting and stairs rising to the mezzanine.

Annexe Potential Shower Room
14'7" x 10'9" (4.45m x 3.28m)
There is also potential to create a shower room, with existing ceiling lighting, extractor fan, obscure window to the front aspect, power points, tiled flooring and water points. A further storage cupboard is also provided.

Annexe Mezzanine Floor
A useful additional area providing excellent versatility with power points and lighting.

