

DANIEL BREWER

51 High Street
Great Dunmow
Essex, CM6 1AE

Telephone • 01371 856585
Website • www.danielbrewer.co.uk
E-mail • info@danielbrewer.co.uk



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TYLER AVENUE, FLITCH GREEN

OFFERS OVER £670,000



TYLER AVENUE FLITCH GREEN

No Onward Chain Located in the sought after road of Tyler Avenue on the popular Flitch Green development is this immaculate five double bedroom detached executive home boasting a double garage with gated driveway parking and a generous rear garden. The ground floor accommodation comprises:- entrance hall, lounge, family room, study, kitchen/dining room, utility room and cloakroom. On the first floor are three double bedrooms with en-suites and dressing room to the master. To the second floor are two double bedrooms and a family bathroom.

Entrance Hall

Enter via UPVC partly glazed front door, tiled flooring, radiator, power points, telephone point and opaque window to front aspect. Doors to:-

Cloakroom

Opaque window to side aspect, WC, wash-hand basin, tiled splash back, radiator and tiled flooring.



GROUND FLOOR
APPROX. FLOOR
AREA 1138 SQ.FT.
(105.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 944 SQ.FT.
(87.7 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 699 SQ.FT.
(65.2 SQ.M.)
TOTAL APPROX. FLOOR AREA 2182 SQ.FT. (200.4 SQ.M.)
Made with Blueprints 10/17



- Five Bedrooms
- Detached Executive House
- Double Garage With Gated Driveway Parking
- Generous Rear Garden
- Two Reception Rooms
- Study/Kitchen/Dining Room
- Utility Room
- Cloakroom
- Master Suite
- Three En-Suit

Study

11' 6" x 9' 6" (3.51m x 2.90m) Two windows to front aspect, radiator, power and telephone points.

Lounge

12' 2" x 22' 8" (3.71m x 6.91m) Windows to front aspect, inset wood burning stove, power points, T.V point, French doors leading to:-

Family Room

12' x 12' 3" (3.66m x 3.73m) Floor to ceiling windows and French doors to rear aspect, radiator, power points, T.V point, French doors to:-

Kitchen/Dining Room

20' x 18' 4" (6.10m x 5.59m) Windows and French doors to rear aspect, base and eye-level units with working surface over, island with base level units & shelving, one and half bowl sink with drainer unit, inset double oven, four ring hob with extractor fan over, integrated dishwasher, tiled flooring, part tiled walls, inset spotlights, two radiators, space for fridge freezer, power points, doors into playroom, door to:-

Utility Room

5' 8" x 8' 3" (1.73m x 2.51m) Base and eye level units,

space washing machine, space for tumble-dryer, sink with draining unit, part tiled walls, tiled flooring, door to side aspect, radiator, power points.

First Floor Landing

Window to front aspect, radiator, power points, stairs rising to first floor landing, doors to.

Master Bedroom

12' 3" x 16' 6" (3.73m x 5.03m) Two windows to front aspect, radiator, power, T.V point, telephone points, archway to:-

Dressing Room

Opaque window to side aspect, radiator, range of fitted wardrobes, inset spotlights, power points, Door to:-

En-Suite

6' 4" x 7' 8" (1.93m x 2.34m) Opaque window to rear aspect, extractor fan, radiator, panel enclosed bath with shower attachment, wash hand basin with pedestal, W.C, enclosed oversized shower cubicle.

Bedroom Two

12' 9" x 15' 4" (3.89m x 4.67m) Window to rear aspect, radiator, power points, T.V point, telephone point, two built-in double wardrobes, door to:-





En-Suite

Opaque window to rear aspect, part tiled walls, tiled flooring, radiator, W.C, wash hand basin with pedestal, enclosed double shower cubicle.

Bedroom Three

11' 7" x 13' 10" (3.53m x 4.22m) Two windows to front aspect, radiator, power, T.V points, telephone points, built-in double wardrobes. Door to:-

En-Suite

Opaque window to side aspect, W.C, wash hand basin with vanity drawers below, enclosed double shower cubicle, part tiled walls, tiled flooring, extractor fan, radiator.

Second Floor Landing

Window to front aspect, radiator, power points, door to airing cupboard housing water cylinder and shelving, doors to.

Bedroom Four

12' 4" x 21' 7" (3.76m x 6.58m) Velux window to rear aspect, window to front aspect, power points, T.V point, telephone points, two radiators.

Bedroom Five

13' 5" x 21' 7" (4.09m x 6.58m) Velux Window to rear

aspect, window to front, radiators, power points, T.V point, telephone point.

Bathroom

Velux window, panel enclosed bath with mixed taps & shower attachment, W.C, wash hand basin with pedestal, radiator, part tiled walls, tiled flooring, shaver point, extractor fan.

Exterior

To the front of the property is paved pathway leading to the front door with the remainder lawn which is enclosed by post & rail fencing. To the side of the property is a paved driveway with double gates leading to a double garage with up & over doors, power and lighting. Side access is granted via a timber gate leading to the generous rear garden. To the rear of the property is a patio area leading to the remainder lawn with shrub borders. An additional patio area is located to the foot of the garden with retaining walls.

