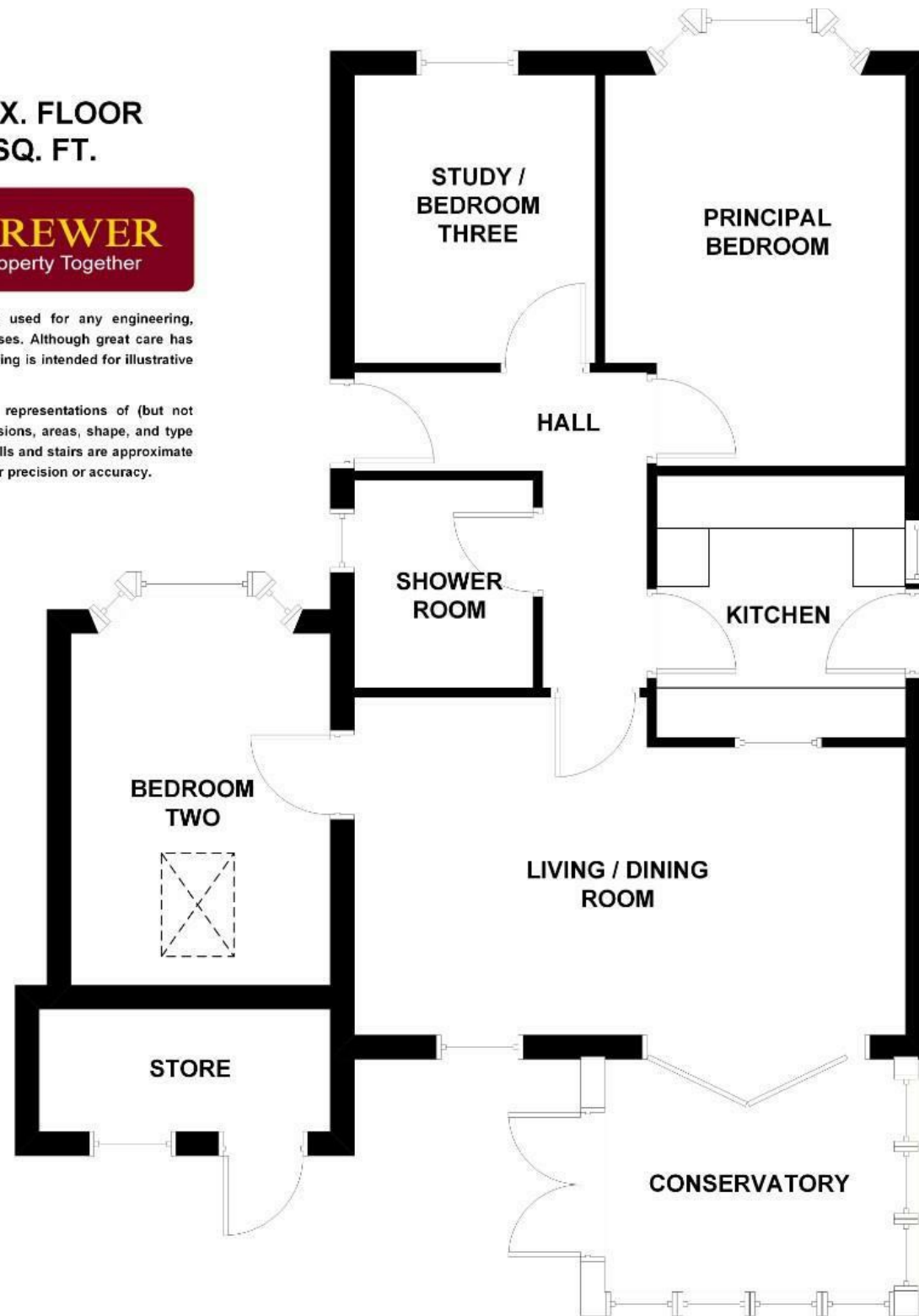


TOTAL APPROX. FLOOR
AREA: 860 SQ. FT.

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.



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

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Situated within walking distance of Dunmow town centre, this well-presented link-detached bungalow offers versatile accommodation, a generous rear garden and convenient access to a wide range of local amenities.

The property is entered via a welcoming entrance hall, which leads through to a bright and spacious living/dining room, providing an excellent setting for both relaxing and entertaining. The adjoining kitchen is fitted with a range of storage and work surfaces and incorporates a practical breakfast bar for informal dining.

There are three flexible bedrooms, including a comfortable principal bedroom, a second bedroom and a third bedroom which could also be used as a study, home office or separate sitting room. The accommodation is completed by a shower room.

Outside, the property benefits from a small area of garden to the front with driveway parking for two vehicles. To the rear is a sizeable and established garden featuring a generous decked seating area, lawn and well-stocked planting, creating an attractive space for outdoor dining and relaxation. The garden also includes an external utility room and a useful timber storage shed.





- **Two/Three Bedroom Link-Detached Bungalow**
- **Single Garage With Driveway Parking**
- **Enclosed Rear Garden**
- **Quiet Close Location**
- **Walking Distance To Local Amenities**
- **Living/Dining Room**
- **Kitchen**
- **Conservatory**
- **Shower Room**

Entrance Hall

Door to side aspect, wood laminate flooring, ceiling mounted light fixtures, various power points.

Living / Dining Room

18'8" x 11'5" (5.7m x 3.5m)

Double glazed UPVC window to rear aspect, wood laminate flooring, gas feature fireplace with timber mantelpiece, wall mounted radiators, ceiling mounted light fixtures, various power points. Double doors to:

Kitchen

9'6" x 8'10" (2.9m x 2.7m)

Double glazed UPVC door and window to side aspect, various base and eye level units with dark granite effect work surfaces over, stainless steel sink with mixer tap, integrated fan oven, four ring gas hob with extractor fan over, integrated refrigerator, access to boiler, splash-back tiling, tiled floor, breakfast bar seating with serving window to living room.

Conservatory

9'10" x 7'10" (3.0m x 2.4m)

Double glazed French doors to garden, windows to various aspects, wood laminate flooring, various power points.

Study / Bedroom Three

9'10" x 7'10" (3.0m x 2.4m)

Double glazed UPVC window to front aspect, carpeted flooring, wall mounted radiator, ceiling mounted light fixture, various power points.

Principal Bedroom

12'9" x 10'5" (3.9m x 3.2m)

Double glazed UPVC window to front aspect, carpeted flooring, wall mounted radiator, ceiling mounted light fixture, various power points.

Bedroom Two

11'9" x 8'10" (3.6m x 2.7m)

Double glazed UPVC window to front aspect, wood laminate flooring, wall mounted radiator, ceiling mounted light fixture, various power points.





Shower Room
7'2" x 6'2" (2.2m x 1.9m)
Double glazed UPVC window to side aspect, three-piece suite comprising: low level WC, vanity wash hand basin with mixer tap, walk-in wet-room shower with rainfall head; tiled flooring, partly tiled walls, wall mounted heated towel rail, inset spotlight.

Utility Room (external)
9'6" x 4'3" (2.9m x 1.3m)
Timber door and window to rear aspect, work-surfaces, ceiling mounted light fixture, various power points.

Garden
To the front, the property is approached through a neatly planted garden with a variety of established shrubs and greenery, creating an attractive first impression. Gated side access leads through to the rear garden, where double doors from the conservatory open directly onto a generous decked seating area, ideal for outdoor dining and entertaining.

Steps ascend from the decking to the main garden, which is retained by a brick wall and features a well-kept lawn bordered by an abundance of mature trees, shrubs and established planting. A gravel pathway winds through the garden to a timber shed positioned at the far end, while additional seating areas and the surrounding greenery create a private and tranquil outdoor space.

Driveway Parking
Block paved driveway parking for two vehicles to the front of the property.

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.

Additional Information
Gas central heating, mains waste water drainage, fibre to the cabinet internet, freehold title.

