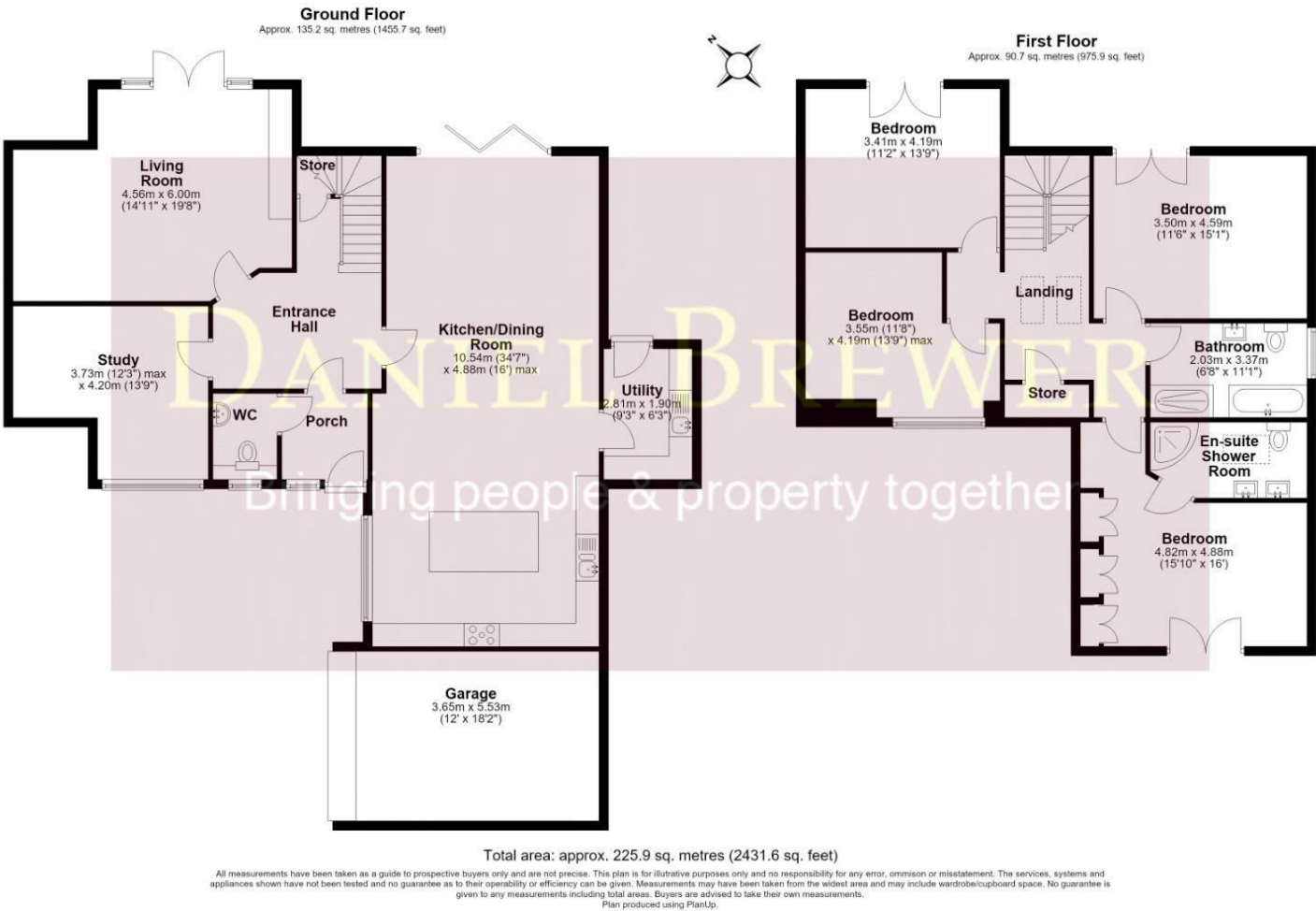




Disclaimer

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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DUNMOW ROAD, GREAT BARDFIELD, BRAINTREE, ESSEX,  
CM7 4SD

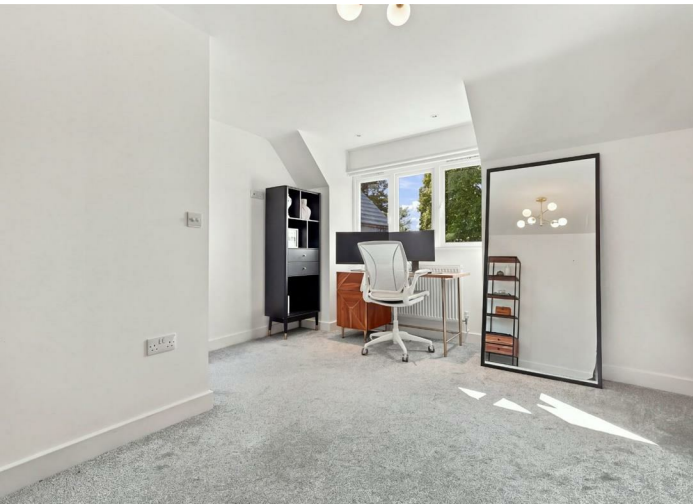
OFFERS OVER £850,000



DUNMOW ROAD  
GREAT BARDFIELD  
BRAINTREE  
ESSEX  
CM7 4SD

\*\*\*No Onward Chain\*\*\* Ideally positioned along a private road overlooking open countryside, this impressive four bedroom detached modern family home is situated in the thriving village of Great Bardfield and has been finished to a high standard throughout. The ground floor offers a welcoming entrance hall with separate porch and a well appointed cloakroom, leading to a spacious living room featuring a stylish media wall. The bright and airy kitchen/dining/family room provides an excellent space for both everyday family life and entertaining with a conveniently placed utility room, while a generous study offers an ideal home working environment. To the first floor, a spacious central landing leads to four well-proportioned bedrooms. The principal bedroom benefits from a Juliet balcony, bespoke fitted wardrobes and a modern en-suite shower room. A further two bedrooms also enjoy a Juliet balcony, bedroom four enjoys a beautiful view over rolling countryside and a well-appointed family bathroom. Externally, the property continues to impress with a generous landscaped rear garden, providing an attractive and private outdoor space. The property also benefits from a single garage with an electric up-and-over door, together with ample driveway parking.





**Village Summary**  
Great Bardfield is a quintessential village which enjoys a strong community along with an excellent range of village amenities including a co-op, two public houses, butchers, bookshop, hairdressers, delicatessen, garden centre and a thriving infant/primary school. This part of North Essex offers fantastic Bridle and footpaths over some of the most idyllic countryside. A unique benefit includes The Blue Egg Farm Shop with post office and Bardfield Montessori Day Nursery.

**Agents Notes**  
Air Source Heat Pump With Underfloor Heating Throughout The Ground Floor.  
Water Softener.

- Impressive Four Bedroom Detached Family Home
- Idyllic Private Road Setting With Stunning Countryside Views
- Generous Landscaped Garden Perfect For Relaxing And Entertaining
- Private Driveway Providing Ample Parking Plus Electric Garage
- Highly Desirable Village Location In Great Bardfield
- Exceptional Open Plan Kitchen/Dining/Family Room With Utility Room
- Spacious Living Room Featuring A Stylish Media Wall & Separate Study
- Porch, Entrance Hall & Cloakroom
- Principal Bedroom With Juliet Balcony, Bespoke Wardrobes And En-Suite
- Walking Distance To Local Amenities

**Porch**  
Full height double glazed window to front aspect, wood effect flooring with underfloor heating, inset spotlights, power points, doors to.

**Cloakroom**  
Double glazed window to front aspect, concealed cistern W.C, wash hand basin with vanity unit below, part tiled walls, tiled flooring with underfloor heating, inset spotlights, extractor fan.

**Entrance Hall**  
Wood effect flooring with underfloor heating, inset spotlights, power points, stairs rising to the first floor landing, understairs storage cupboard, doors to.

**Study**  
13'9" x 12'3" (4.19m x 3.73m)

**Living Room**  
19'8" x 14'11" (5.99m x 4.55m)  
Double glazed windows leading to the rear garden, French doors leading to the rear garden, media wall with Led lighting, shelving and cupboards, underfloor heating, power points.

**Kitchen/Dining/Family Room**  
34'7" x 16' (10.54m x 4.88m)  
Full height double glazed window to side aspect, bi-folding doors leading to the rear garden, base and eye level units with Dekton composite working surfaces over, complimentary island with Dekton composite working surface & breakfast bar area, inset Samsung oven, inset Samsung combi-oven, inset Samsung warming drawer, inset induction hob with extractor over, inset sink with mixer taps, integrated fridge/freezer, integrated dishwasher, wood effect flooring with underfloor heating, inset spotlights, power points, door to.

**Utility Room**  
9'3" x 6'3" (2.82m x 1.91m)  
Base level units with complimentary working surfaces over, inset sink with drainer unit & mixer taps, space for washing machine, space for tumble dryer, tiled flooring with underfloor heating, inset spotlights, extractor fan, power points, partly double glazed single door leading to the rear garden.

**First Floor Landing**  
Velux window, radiator, power points, doors to.

**Principal Bedroom**  
16' x 15'10" (4.88m x 4.83m)  
Juliet balcony to front aspect, a range of fitted wardrobes with dressing table, radiator, power points, door to.





**En-Suite**  
Velux window, enclosed shower with rainfall head & additional attachment, twin wash hand basins with vanity drawers below, W.C, heated towel rail, inset spotlights, extractor fan, tiled flooring.

**Bedroom Two**  
15'1" x 11'6" (4.60m x 3.51m)  
Juliet balcony overlooking the rear garden, radiator, power points.

**Bedroom Three**  
13'9" x 11'2" (4.19m x 3.40m)  
Juliet balcony overlooking the rear garden, radiator, power points.

**Bedroom Four**  
13'9" x 11'8" (4.19m x 3.56m)  
Double glazed window to front aspect, radiator, power points.

**Family Bathroom**  
Double glazed opaque window to side aspect, enclosed bath with mixer taps, walk-in shower with rainfall head & additional attachment, wash hand basin with vanity unit below, W.C, heated towel rail, inset spotlights, extractor fan, part tiled walls, tiled flooring.

**Single Garage With Driveway Parking**  
18'2" x 12' (5.54m x 3.66m)  
To the front of the property is a single garage with electric up & over door, power and lighting. To the front of the property is a block paved driveway providing parking for multiple vehicles. The remainder of the frontage is lawn with a paved pathway leading to a timber gate providing side access.

**Garden**  
To the rear of the property is a generous patio area with steps leading onto the remainder of the garden, which is predominantly laid to lawn and complemented by a variety of mature shrubs, trees and well established flower beds. To the side of the property is a shingle area, to the opposite side is a paved pathway leading to a timber gate providing access. The garden further benefits from external power points, a water tap and outdoor lighting.

