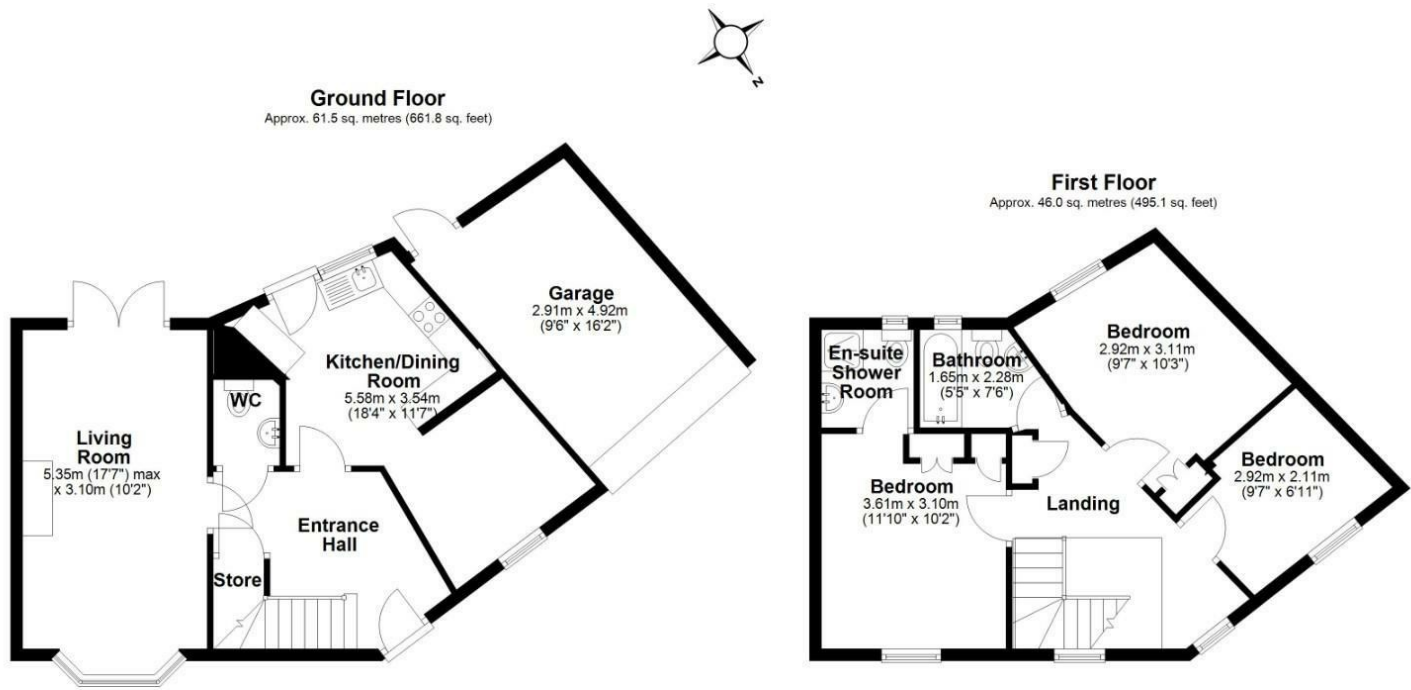




Total area: approx. 107.5 sq. metres (1157.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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Plan produced using PlanUp...

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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.



MATILDA WAY, FLITCH GREEN, DUNMOW, ESSEX, CM6 3GD

GUIDE PRICE £400,000



MATILDA WAY
FLITCH GREEN
DUNMOW
ESSEX
CM6 3GD



Located on the ever popular Flitch Green development is this modern three bedroom end of terrace family home boasting an enclosed single carport with driveway parking. The ground floor accommodation comprises:- living room, kitchen/dining room, entrance hall and cloakroom. On the first floor are three bedrooms with en-suite facilities to the principal bedroom, a family bathroom and a generous landing/study area. Externally the property further benefits from an enclosed rear garden and additional allocated parking to the rear of the property.





Entrance Hall

Accessed via a UPVC partly glazed single door to:- wood effect flooring, radiator, power points, telephone point, downstairs storage cupboard, stairs rising to the first floor landing, doors to.

Cloakroom

W.C, wash hand basin with vanity unit below, radiator, inset spotlights, extractor fan.

Living Room

17'7" x 10'2" (5.36m x 3.10m)

UPVBC double glazed window to front aspect, feature fireplace with inset gas fire & stone surround, radiator, power points, wood effect flooring, UPVC double glazed French doors leading to the rear garden.

Kitchen/Dining Room

18'4" x 11'7" (5.59m x 3.53m)

UPVC double glazed windows to multiple aspects, base and eye level units with Quartz working surface over, inset sink with mixer taps, inset double oven, gas hob with extractor over, integrated dishwasher, integrated fridge/freezer, inset spotlights, wood effect flooring, radiator, power points, partly glazed single door leading to the rear garden.

First Floor Landing/Study Area

UPVC double glazed windows to multiple aspects, radiator, wood effect flooring, doors to.

Principal Bedroom

11'10" x 10'2" (3.61m x 3.10m)

UPVC double glazed window to front aspect, built-in double wardrobe, radiator, power points, door to.

En-Suite

UPVC double glazed opaque window to rear aspect, enclosed shower with rainfall head & additional attachment, wash hand basin with vanity unit below, W.C, LED wall mounted vanity mirror, heated towel rail, inset spotlights, fully tiled.



- Three Bedroom End Of Terrace Family Home
- Enclosed Single Carport With Driveway Parking
- Enclosed Rear Garden
- Additional Allocated Parking
- Popular Flitch Green Development
- Kitchen/Dining Room
- Living Room
- Cloakroom
- En-Suite & Family Bathroom
- Generous Landing/Study





Bedroom Two
 10'3" x 9'7" (3.12m x 2.92m)
 UPVC double glazed window to rear aspect, built-in double wardrobe, radiator, power points, wood effect flooring.

Bedroom Three
 9'7" x 6'11" (2.92m x 2.11m)
 UPVC double glazed window to front aspect, radiator, power points, wood effect flooring.

Family Bathroom
 UPVC double glazed opaque window to rear aspect, enclosed bath with mixer taps, wash hand basin with pedestal, W.C, radiator, part tiled walls, tiled flooring.

Garden
 The rear garden commences with a decked seating area, ideal for outdoor entertaining, leading onto the remainder of the lawn. At the foot of the garden is a shingled area, providing additional outdoor space. A paved pathway runs to the side of the garden, giving access via a timber gate. The garden is further enhanced by a raised flower bed, external power points, outside lighting and a water tap.

Enclosed Carport With Driveway Parking
 To the side of the property is an enclosed car port with electric up & over door, power, lighting and a single door to rear aspect. To the front of the garage is driveway parking.

Additional Allocated Parking
 To the rear of the property is an allocated parking space.

