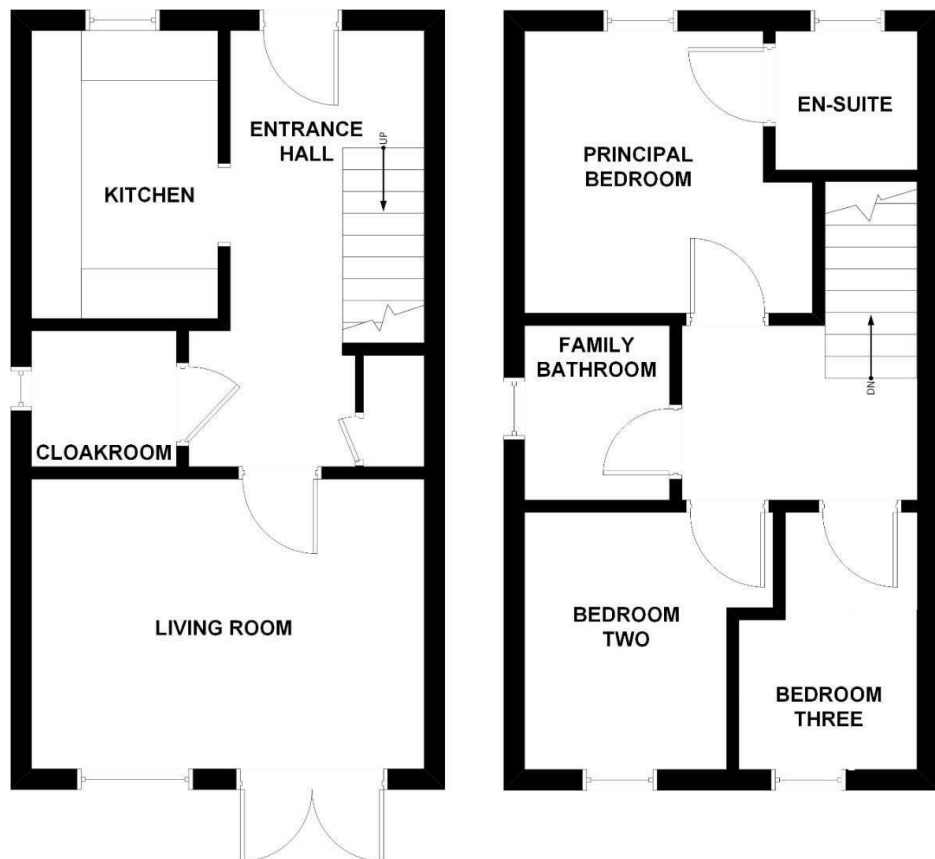




Total Approx.
Floor Area:
910 Sq. Ft.

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.

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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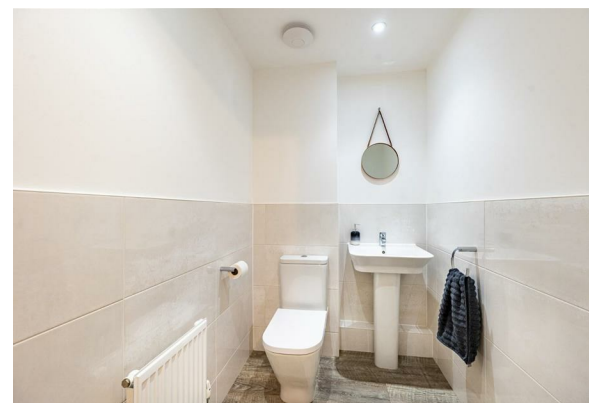
WARREN CLOSE, DUNMOW, ESSEX, CM6 4AD

OFFERS OVER £400,000



**WARREN CLOSE
DUNMOW
ESSEX
CM6 4AD**

Located at the end of a quiet close on a popular development is this well-presented three bedroom semi-detached family home boasting a single carport with driveway parking for multiple vehicles. The ground floor accommodation comprises:- lounge/dining room, kitchen, cloakroom and entrance hall. On the first floor are three bedrooms with en-suite to the principal bedroom and a family bathroom. Externally the property boasts an enclosed rear garden and detached outbuilding with power & lighting.





Carport With Driveway Parking

To the front of the property is a single carport with driveway parking to the front. The property benefits from an additional driveway to the side.

Town Summary

This 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 Bedrooms
- Semi-Detached Family Home
- Carport With Driveway Parking
- Enclosed Rear Garden
- Detached Outbuilding With Power & Lighting
- Lounge/Dining Room
- Kitchen
- Cloakroom
- En-Suite & Family Bathroom
- Quiet Close Location

Entrance Hall

Entrance via front door, wood effect flooring, wall mounted radiator, carpeted stairs to first floor landing downstairs storage cupboard, ceiling mounted light fixture, various power points.

Cloakroom

Low level W.C, pedestal wash hand basin with mixer tap, partly tiled walls, wood effect flooring, wall mounted radiator, inset spotlights, extractor fan.

Kitchen

11'9" x 8'6" (3.58m x 2.59m)
UPVC double glazed window to front aspect, base and eye level units with complimentary working surfaces over. inset 1 1/2 bowl sink with drainer unit, inset four ring gas hob with extractor over, inset oven, inset microwave, integrated dishwasher, integrated fridge/freezer, integrated washer/dryer, radiator, tiled flooring, feature lighting, power points, inset spotlights.

Lounge/Dining Room

15'5" x 12'9" (4.70m x 3.89m)
UPVC double glazed window to rear aspect, wood effect flooring, radiator, T.V point, power points, UPVC double glazed French doors leading to the rear garden.

First Floor Landing

Radiator, power points, loft access, doors to.





Principal Bedroom

12'1" x 10'5" (3.68m x 3.18m)

UPVC double glazed window to front aspect, a range of built-in wardrobes, radiator, power points, door to.

En-Suite

UPVC double glazed opaque window to front aspect, enclosed shower with glass enclosure, wash hand basin with pedestal, W.C, heated towel rail, part tiled walls, tiled flooring, inset spotlights, extractor fan.

Bedroom Two

11'5" x 10'5" (3.48m x 3.18m)

UPVC double glazed window to rear aspect, radiator, power points.

Bedroom Three

11'5" x 6'6" (3.48m x 1.98m)

UPVC double glazed window to rear aspect, radiator, power points.

Family Bathroom

Enclosed bath with mixer taps, separate shower over with glass enclosure, wash hand basin with pedestal, W.C, heated towel rail, inset spotlights, extractor fan, part tiled walls, tiled flooring.

Garden

To the rear of the property is a patio area leading to the remainder lawn with a paved pathway to the side of the property leading to a timber gate providing side access. The garbed is fully enclosed by timber fencing and brick walls. The garden further benefits from a detached timber outbuilding with power, lighting, double doors and window to side aspect.

