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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.

FLITCH LANE, DUNMOW, ESSEX, CM6 1EL
OFFERS OVER £350,000



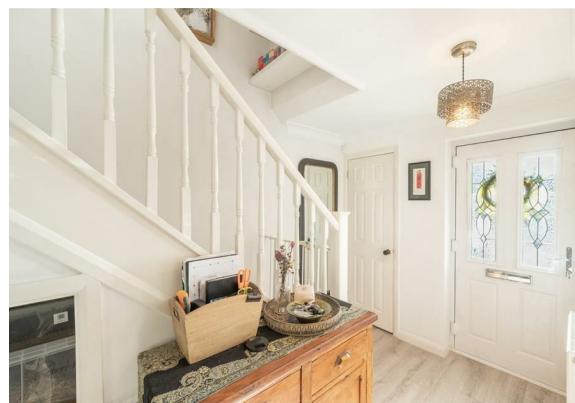
FLITCH LANE DUNMOW ESSEX CM6 1EL

Located on Flitch Lane in the charming market town of Great Dunmow, this delightful end terrace house presents an excellent opportunity for families and first-time buyers alike. The property is well-presented and offers a comfortable living space, featuring a welcoming lounge/dining room that is perfect for both relaxation and entertaining. The kitchen is conveniently located, providing a functional area for meal preparation.

On the first floor, you will find two spacious double bedrooms, each offering ample natural light and storage options, making them ideal for restful nights. The family bathroom is also situated on this level, designed to cater to the needs of modern living.

Externally, the property is complemented by a generous rear garden, providing a lovely outdoor space for children to play or for hosting summer gatherings. Additionally, there is a single garage and allocated parking, ensuring convenience for residents and guests alike.

Situated on an established residential road, this home benefits from the vibrant community and amenities that Great Dunmow has to offer. With its blend of comfort, practicality, and a prime location, this two-bedroom end terrace house is a wonderful place to call home.



**TOTAL APPROX. FLOOR
AREA: 670 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.



- Two Double Bedrooms
- End Of Terrace Home
- Single Garage With Allocated Parking
- Enclosed Rear Garden
- Walking Distance To Town Centre
- Lounge/Dining Room
- Kitchen
- Entrance Hall
- Family Bathroom
- Viewing Advised

Entrance Hall

Entered via a partly glazed front door, stairs rising to first floor landing, door to storage cupboard, under stairs storage, ceiling mounted light fitting, wood effect flooring, radiator, various power points, door leading to:-

Kitchen

8'7" x 8'2" (2.64 x 2.49)

UPVC double glazed window to front aspect, fitted with a range of eye and base level units with marble effect working surface over, integrated oven, inset four ring gas hob with extractor fan over, inset sink and drainer unit with mixer tap over, space for washing machine, space for fridge freezer, various inset spotlights, various power points, wood effect flooring.

Lounge/Dining Room

15'9" x 12'10" (4.82 x 3.93)

UPVC double glazed window to rear aspect, door to rear aspect leading to rear garden, two ceiling mounted light fittings, radiator, various power points, T.V point, wood effect flooring.

First Floor Landing

Access to loft, ceiling mounted light fitting, doors leading to:-

Bedroom One

12'7" x 9'1" (3.86 x 2.77)

UPVC double glazed window to rear aspect, ceiling mounted light fitting, various power points, radiator.

Bedroom Two

13'5" x 8'3" (4.09 x 2.54)

UPVC double glazed window to front aspect, door to airing cupboard, range of fitted wardrobes, ceiling mounted light fitting, various power points.

Bathroom

UPVC double glazed opaque window to rear aspect, fitted with three piece suite comprising 'P' shaped panel enclosed bath with wall mounted shower attachment with glass enclosure, wash hand basin with vanity unit and mixer tap over, low level W.C, wall mounted heated towel rail, fully tiled walls, wood effect flooring.

Single Garage & Parking

To the rear of the property is a single garage en-bloc with an allocated parking space to the front.





Garden

The rear garden has been beautifully landscaped and is well stocked with an array of mature trees, shrub borders and flower beds. Directly outside the oversized single door of the living room is a patio area perfect for entertaining with steps leading up to the lawn area. Side access is granted via a timber gate.

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.

