

DANIEL BREWER

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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.

KINGS COURT, THE MALTINGS, DUNMOW, ESSEX, CM6 1UX

£425,000

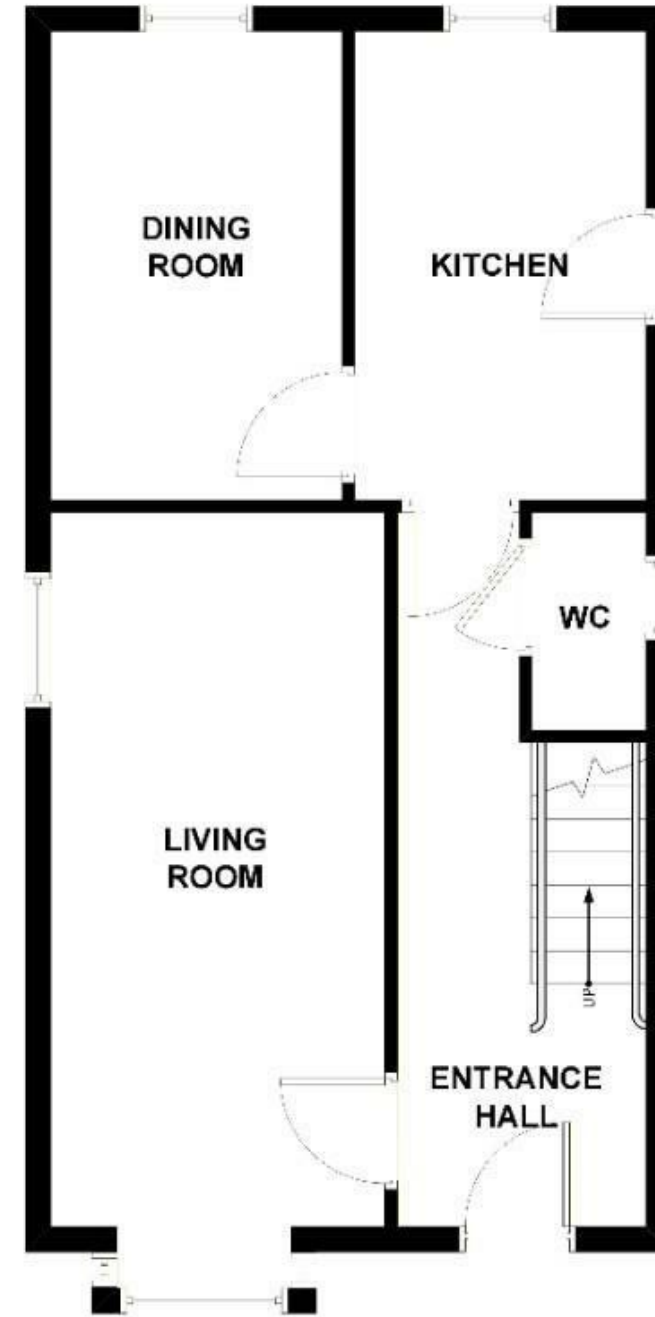


**KINGS COURT
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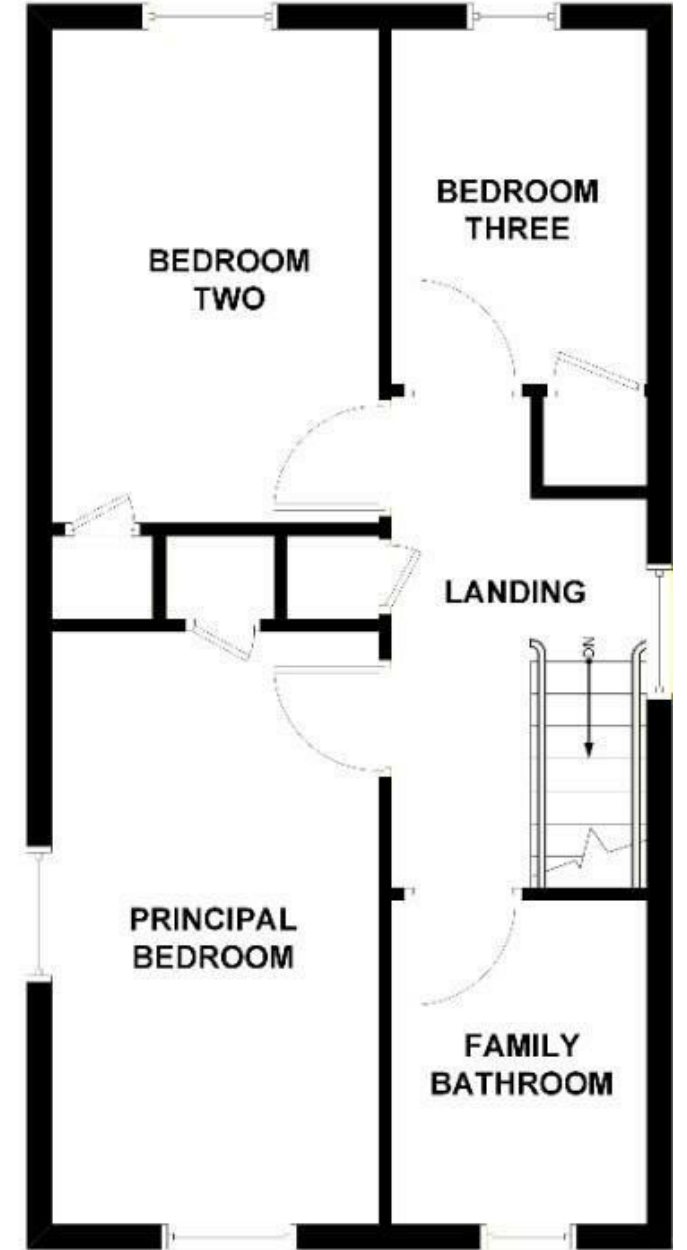
Situated in a peaceful cul-de-sac within an established residential area in the heart of the thriving market town of Great Dunmow, this charming three-bedroom detached family home offers well-balanced accommodation throughout. The ground floor comprises a welcoming entrance hall, a spacious living room, a separate dining room, a well-appointed kitchen and a ground floor cloakroom. Upstairs, the property features three bedrooms and a modern family bathroom. Externally, the home benefits from an enclosed rear garden, ideal for outdoor relaxation, along with a single garage and driveway parking for multiple vehicles.



GROUND FLOOR



FIRST FLOOR



**TOTAL APPROX. FLOOR
AREA: 1050 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.



Single Garage With Driveway Parking

To the front of the property is a single garage featuring double doors, along with power and lighting. A shingle driveway provides off-road parking for multiple vehicles.

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 "Flich 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 flich of bacon.

- Quiet Cul-De-Sac Location In A Sought-After Residential Area
- Situated In The Heart Of The Thriving Market Town Of Great Dunmow
- Attractive Three-Bedroom Detached Family Home
- Welcoming Entrance Hall On The Ground Floor With A Cloakroom
- Spacious Living Room Ideal For Relaxing And Entertaining
- Separate Dining Room For Family Meals Or Hosting Guests
- Well-Appointed Kitchen With Practical Layout
- Three Good-Sized Bedrooms On The First Floor
- Family Bathroom Serving All Bedrooms
- Enclosed Rear Garden And Single Garage Driveway Parking For Multiple Vehicles

Entrance Hall

Accessed via solid wood front door:- radiator, power points, stairs rising to the first floor landing, understairs storage cupboard, doors to.

Cloakroom

Low level W.C, wash hand basin, radiator.

Living Room

18'3" x 11'6" (5.56m x 3.51m)

UPVC double glazed bay window to front aspect, UPVC double glazed window to side aspect, feature brick fireplace, radiator with cover, power points.

Kitchen

11'9" x 8'9" (3.58m x 2.67m)

UPVC double glazed window to rear aspect, UPVC partly double glazed single door to side aspect, base and eye level units with complimentary working surfaces over, inset 1 1/2 bowl sink with drainer unit, space for freestanding cooker, space for fridge/freezer, space for washing machine, part tiled walls, wood effect flooring, radiator, power points, door to.

Dining Room

11'9" x 9'2" (3.58m x 2.79m)

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

First Floor Landing

UPVC double glazed window to side aspect, radiator, power points, door to airing cupboard, door to.

Principal Bedroom

13'7" x 11'5" (4.14m x 3.48m)

UPVC double glazed windows to multiple aspects, built-in single wardrobe, radiator, power points.





Bedroom Two
11'9" x 9'11" (3.58m x 3.02m)
UPVC double glazed window to rear aspect, built-in single wardrobe, radiator, power points.



Bedroom Three
8'6" x 6'6" (2.59m x 1.98m)
UPVC double glazed window to rear aspect, radiator, power points.

Family Bathroom
UPVC double glazed Opaque window to front aspect, enclosed bath with concealed taps with separate shower over, wash hand basin with vanity unit below, W.C, radiator, part tiled walls, wood effect flooring.

Garden
To the rear of the property is a fully enclosed garden, predominantly laid to lawn, with a patio area positioned at the far end alongside a wood-chipped section. The garden is enhanced by a variety of mature shrubs and trees, and also offers convenient side access via a timber gate, as well as an external water tap.

