



GROUND FLOOR
APPROX. FLOOR AREA
851 SQ. FT.
(79.1 SQ. M.)



1ST FLOOR
APPROX. FLOOR AREA
807 SQ. FT.
(75.0 SQ. M.)

TOTAL APPROX. FLOOR AREA 1658 SQ. FT. (154.1 SQ. M.)

This floor plan is provided for illustrative purposes only and is not to scale.
All measurements are approximate and should be independently verified.
Room sizes and layouts are for guidance only and may vary.
No responsibility is taken for any error, omission or mis-statement.

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.

Daniel Brewer

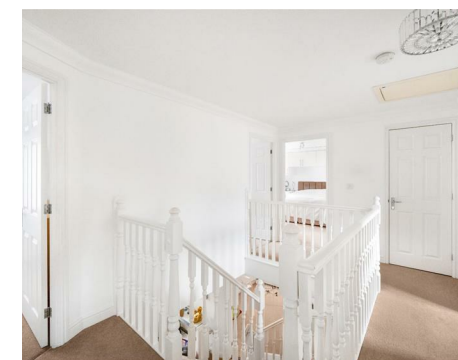
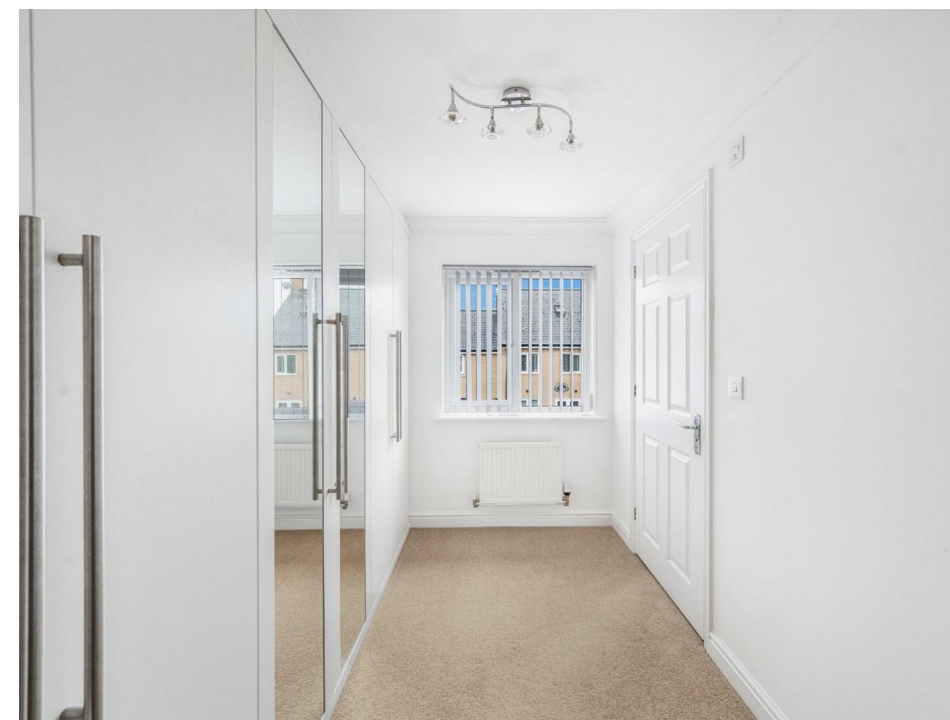
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NEWMAN ROAD, LITTLE CANFIELD, DUNMOW, ESSEX,
CM6 1GR

OFFERS OVER £600,000



NEWMAN ROAD LITTLE CANFIELD DUNMOW ESSEX CM6 1GR

Located at the end of a quiet close on the ever popular Priors Green development, this impressive four bedroom detached family home extends to approximately 1,658 sq ft and is ideally positioned within walking distance of a range of local amenities. The well-presented ground floor accommodation comprises a welcoming entrance hall, spacious lounge, separate dining room, study, generous kitchen/dining room, utility room and cloakroom. The first floor features four well-proportioned bedrooms, two of which benefit from en-suite facilities, together with a useful dressing area, family bathroom and attractive galleried landing. Externally, the property continues to impress, offering a double garage, driveway parking and an enclosed rear garden. ***NO ONWARD CHAIN***





Family Bathroom

UPVC double glazed opaque window to rear aspect, enclosed bath with mixer taps & shower attachment, enclosed shower with glass enclosure, wash hand basin with pedestal, W.C, part tiled walls, Amtico flooring, radiator, extractor fan.

Double Garage With Driveway Parking

To the side of the property is a double garage with two up & over doors, power, lighting and a pitched roof for storage. To the front of the garage is a block paved driveway providing parking for multiple vehicles.

Garden

To the rear of the property, a patio area leads onto the remainder of the lawn, which is fully enclosed by timber fencing. Side access is provided via a timber gate and the garden further benefits from an external water tap.

- Four Bedroom Detached Family Home
- 1658 Square Feet Of Accommodation
- Double Garage With Driveway Parking
- Enclosed Rear Garden
- Two Reception Rooms & A Study
- L-Shaped Kitchen/Dining Room
- Utility Room & Cloakroom
- Two En-Suites & Family Bathroom
- Welcoming Entrance Hall & Galleried Landing
- Built By The Highly Regarded David Wilson Homes

Entrance Hall

Accessed via a storm porch:- central staircase rising to the first floor landing, radiator, power points, understairs rising to first floor landing, doors to.

Cloakroom

W.C, wash hand basin, Amtico flooring, inset spotlights, extractor fan.

Study

9'9" x 6'11" (2.97m x 2.11m)
UPVC double glazed window to front aspect, built in storage cupboards with shelving, radiator, power points.

Dining Room / Playroom

13'8" x 9'3" (4.17m x 2.82m)
UPVC double glazed window to front aspect, radiator, power points.

Lounge

17' x 11'7" (5.18m x 3.53m)
UPVC double glazed windows to rear aspect, UPVC double glazed French doors leading to the rear garden, feature gas fireplace with timber surround, radiator, power points.

Kitchen/Dining Room

21'12" x 17'2" (6.40m x 5.23m)
UPVC double glazed windows to multiple aspects, UPVC double glazed French doors leading to the rear garden, base and eye level units with Granite working surfaces over, five ring gas hob with extractor over & stainless steel splashbacks, inset 1 1/2 bowl sink with mixer taps, integrated dishwasher, integrated fridge/freezer, Amtico flooring, power points, radiator, door to.

Utility Room

UPVC double glazed single door to side aspect, base and eye level units with complimentary working surfaces over, space for washing machine, space for tumble dryer, radiator, power points, Amtico flooring.





First Floor Landing

Radiator, power points, door to airing cupboard, loft access, doors to.

Principal Bedroom

13'7" x 11'11" (4.14m x 3.63m)

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

Dressing Area

10'5" x 4'11" (3.18m x 1.50m)

UPVC double glazed window to rear aspect, a range of fitted wardrobes, radiator, power points, door to.

En-Suite

UPVC double glazed opaque window to rear aspect, enclosed shower with glass enclosure, W.C, wash hand basin, radiator, part tiled walls, Amtico flooring, extractor fan.

Bedroom Two

10'8" x 10'4" (3.25m x 3.15m)

UPVC double glazed window to rear aspect with fitted shutters, a range of fitted drawers, radiator, power points, door to.

En-Suite

UPVC double glazed opaque window to side aspect, enclosed shower cubicle with glass enclosure, wash hand basin with pedestal, W.C, radiator, extractor fan, part tiled walls, Amtico flooring.

Bedroom Three

11'10" x 9'6" (3.61m x 2.90m)

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

Bedroom Four

9'11" x 9'5" (3.02m x 2.87m)

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

