

TOTAL FLOOR AREA : 1664 sq.ft. (154.5 sq.m.) approx.
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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.

Daniel Brewer

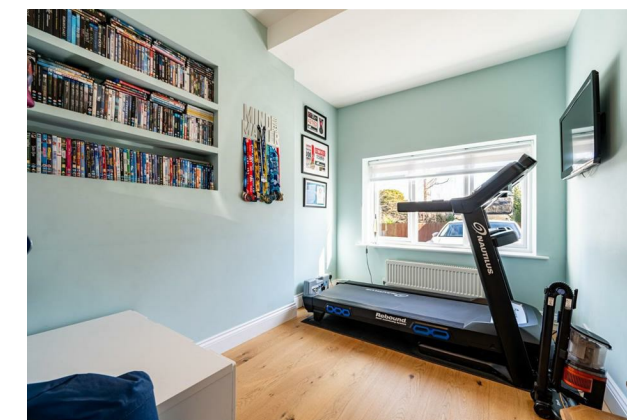
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DURHAM CLOSE, GREAT BARDFIELD, BRAINTREE

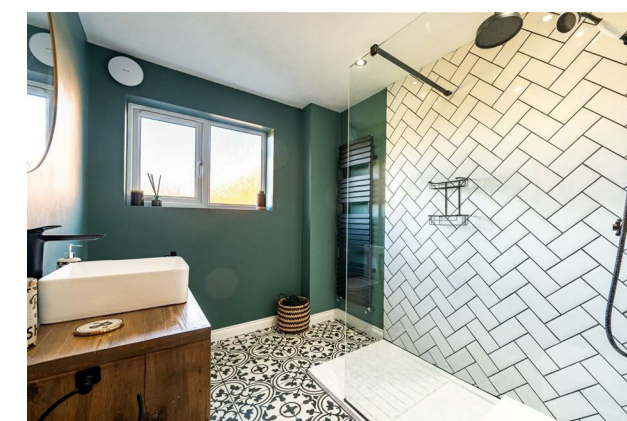
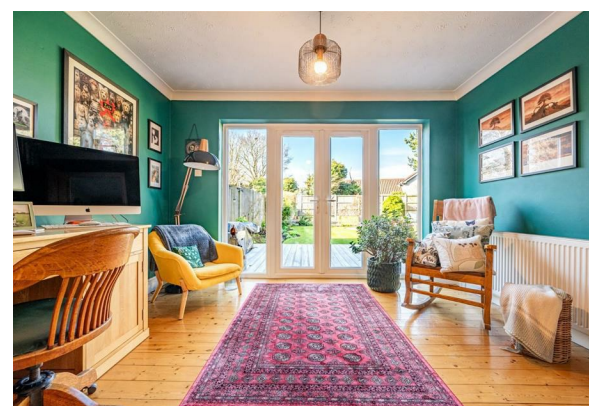
OFFERS OVER £600,000

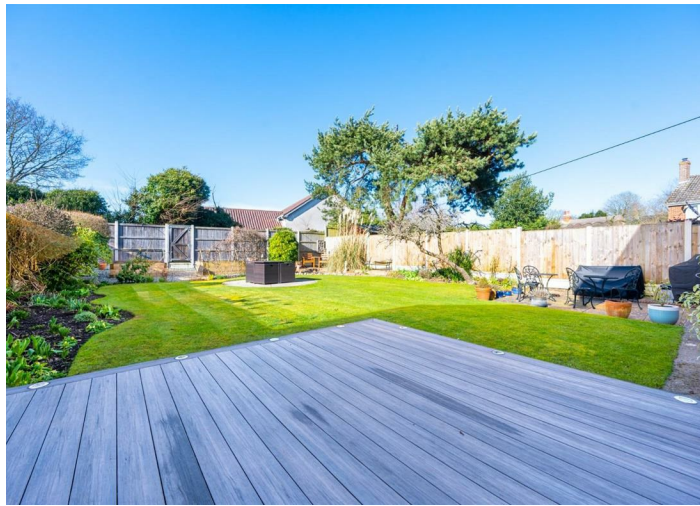


DURHAM CLOSE GREAT BARDFIELD BRAINTREE

Daniel Brewer are pleased to market this generous four double bedrooms detached family home located on a desirable residential road in the highly sought after village 'Great Bardfield'. In brief the accommodation comprises:- porch, entrance hall, living room, dining room, kitchen/breakfast room, utility room, playroom/home office and a ground floor shower room. On the first floor there are four double bedrooms and a family bathroom. Externally the property boasts a beautiful rear garden, single garage and driveway parking for three vehicles. ***POTENTIAL TO EXTEND 'STP'***

Great Bardfield is a quintessential village which enjoys a strong community along with an excellent range of village amenities including a co-op, two public houses, book shop, local butchers, hairdressers, and a thriving infant/primary school. This part of North Essex offers fantastic Bridal and footpaths over some of the most idyllic countryside. A unique benefit includes The Blue Egg Farm Shop and Bardfield Montessori Day Nursery.





- **Four Double Bedroom Detached Family Home**
- **Highly Sought After Location**
- **Spacious Ground Floor Living Accommodation**
- **Kitchen/Breakfast Room & Utility Room**
- **Living Room, Separate Dining Room & Playroom**
- **Porch & Entrance Hall**
- **Garage & Driveway Parking**
- **Beautiful Rear Garden**
- **Potential To Extend 'STP'**
- **Local Amenities Within Walking Distance**

Porch

Entered via partly glazed front door with floor to ceiling windows either side, window to side aspect, tiled flooring, door leading to:-

Entrance Hall

Tiled flooring, various inset spotlights, radiator, stairs rising to first floor landing, under stairs storage cupboard, doors leading to:-

Kitchen/Breakfast Room

14'4" x 11'1" (4.38 x 3.38)

Window to rear aspect, partly glazed door to side aspect leading to rear garden, fitted with a range of eye and base level units with working surface over, free standing range cooker with extractor fan over, inset sink with mixer tap over, integrated dishwasher, integrated fridge/freezer, various inset spotlights, radiator, tiled flooring.

Utility Room

Fitted with a range of eye and base level units with working surface over, inset sink and drainer unit with mixer tap over, extractor fan, ceiling mounted light fitting,

space for fridge/freezer, space for washing machine, space for tumble dryer, door leading to garage.

Separate Dining Room

10'2" x 12'2" (3.10 x 3.73)

French Doors to rear aspect leading to rear garden with floor to ceiling windows either side, various power points, ceiling mounted light fitting, radiator.

Living Room

16'9" x 11'11" (5.12 x 3.64)

Window to front aspect, open fire, ceiling mounted light fitting, various power points, radiator, double doors into dining room.

Playroom/Home Office

9'6" x 7'4" (2.91 x 2.25)

Window to front aspect, ceiling mounted light fitting, various power points, radiator.

Ground Floor Shower Room

Opaque window to side aspect, fitted with a fully tiled shower cubicle with glass enclosure, wall mounted sink with mixer tap, low level W.C, radiator, tiled flooring.





First Floor Landing

Window to front aspect, doors leading to:-

Bedroom One

13'10" x 12'0" (4.22 x 3.67)

Window to rear aspect, ceiling mounted light fitting, various power points, radiator.

Bedroom Two

13'10" x 9'10" (4.22 x 3.01)

Window to rear aspect, ceiling mounted light fitting, various power points, radiator.

Bedroom Three

11'10" x 10'0" (3.61 x 3.06)

Window to front aspect, ceiling mounted light fitting, various power points, radiator.

Bedroom Four

9'9" x 8'5" (2.98 x 2.57)

Window to front aspect, ceiling mounted light fitting, various power points, radiator.

Family Bathroom

Opaque window to side aspect, fitted with a double walk in shower with glass screen, wash hand basin with vanity unit and mixer tap, low level W.C, tiled flooring, extractor fan, various inset spotlights, wall mounted heated towel.

Secluded Rear Garden

The rear garden is made up of mainly lawn with a variety of mature shrub borders, flower beds and a tree. There is a composite decked area and patio area perfect for entertaining. At the foot of the garden you will find a gravel area with raised vegetable patches, fish pond and timber gate providing access to a public footpath with beautiful walks across open countryside.

Single Garage

With up and over door, power and lighting.

Driveway Parking

Resin bound driveway suitable for two/three vehicles with the remainder laid to lawn lawn with a tree.

