



TOTAL APPROX. FLOOR
AREA: 1420 SQ. FT.

DANIEL BREWER
Bringing People and Property Together

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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.



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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.

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SPRUCE AVENUE, DUNMOW, ESSEX, CM6 1YY

OFFERS OVER £600,000



**SPRUCE AVENUE
DUNMOW
ESSEX
CM6 1YY**

Located on the popular Spruce Avenue in Dunmow, within the award-winning Woodlands Park development, this splendid detached house offers a perfect blend of comfort and elegance.

The ground floor comprises: entrance hall, study, lounge, WC, utility room and an open-plan dining/kitchen/living area with underfloor heating. The first floor houses four bedrooms and a family bathroom, with en-suite facilities to the principal bedroom.

Externally the property benefits from driveway parking, a double garage, and an enclosed rear garden. The surrounding area is known for its friendly community, and local schools and shops are easily accessible within walking distance.





Entrance Hall

14'1" x 12'5" (4.3m x 3.8m)

Entrance via UPVC door with windows to front aspect, stairs to first floor landing, access to understairs storage, underfloor heating, wall mounted radiator with timber cover, alarm system, Amtico flooring, ceiling mounted light fixture, various power points. Doors to: Study, WC, Lounge. Opening to: Dining Room.

Cloakroom

Frosted double glazed UPVC window to side aspect with internal timber shutters, low level WC, vanity wash hand basin with mixer tap, vertically aligned wall mounted radiator, partially porcelain tiled walls, porcelain tiled floors, inset spotlights.

Lounge

13'9" x 13'1" (4.19m x 3.99m)

UPVC bay window to front aspect with internal timber shutters, open fireplace with sandstone mantelpiece and hearth, vertically aligned wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Study

7'2" x 6'6" (2.2m x 2.0m)

UPVC window to front aspect with internal timber shutters, storage cupboard, storage cupboard with sliding timber doors, Amtico flooring, ceiling mounted light fixture, various power points.

Dining Room

10'9" x 10'5" (3.3m x 3.2m)

Feature mirrored dining area with bench style seating, underfloor heating, Amtico flooring, ceiling mounted light fixture, various power points. Opening to: Kitchen, Living Area.

Living Area

21'7" x 10'9" (6.6m x 3.3m)

Roof lantern, double glazed aluminium bi-folding doors to rear aspect, fitted TV unit with storage, underfloor heating, Amtico flooring, inset spotlights, various power points.

Bedroom Three

11'1" x 7'2" (3.4m x 2.2m)

Double glazed UPVC window with internal timber shutters to front aspect, integrated wardrobes, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Bedroom Four

11'1" x 6'6" (3.38m x 1.98m)

Double glazed UPVC window with internal timber shutters to rear aspect, integrated wardrobes, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Family Bathroom

Frosted double glazed UPVC window to side aspect, three-piece suite, low level WC, floating vanity wash hand basin with mixer tap, panel enclosed bath with mixer tap & rainfall shower head with glass screen, storage cabinet, wall mounted heated towel rail, porcelain tiled floors, partially porcelain tiled walls, shaver port, inset spotlights, extractor fan.

Parking & Garage

Double garage with electric up & over door, driveway parking for two vehicles.

Gardens

To the front of the property is a front lawn with a brick paved pathway to the front door, enclosed by laurel hedging, a pedestrian pathway leads to rear gardens, bin storage area & timber shed, flagstone patio entertaining area, laid to lawns, fully enclosed by timber panel fencing.

- **Four Bedroom Detached Family Home**
- **Double Garage With Driveway Parking**
- **Enclosed Rear Garden**
- **Award Winning Development**
- **Walking Distance To Local Amenities**
- **Open Plan Kitchen/Dining/Living Area**
- **Bay Fronted Lounge With Feature Fireplace**
- **Study, Utility & Cloakroom**
- **En-Suite & Family Bathroom**
- **Viewing Advised**





Kitchen

13'5" x 9'6" (4.1m x 2.9m)

Double glazed UPVC window to rear & side aspects, various base and eye level units with speckled quartz worksurfaces over, six ring SMEG gas hob with three low-level fan ovens & extractor fan overhead, one and a half unit stainless steel sink with mixer tap and hot water tap, space for American style fridge freezer, integrated drinks refrigerator, integrated dishwasher, underfloor heating, Amtico flooring, ceiling mounted light fixture, various power points. Door to Utility Room.

Utility Room

6'6" x 4'7" (2.0m x 1.4m)

Double glazed UPVC door to side aspect, various base and eye level units with speckled quartz worksurfaces over, space for washing machine & separate tumble drier, wall mounted radiator, underfloor heating, Amtico flooring, ceiling mounted light fixture, various power points.

First Floor Landing

11'9" x 6'2" (3.6m x 1.9m)

Skylight, carpeted stairway with timber banister, post & rail timber balustrade, access to loft, access to airing cupboard, ceiling mounted light fixture, Doors to: Bedrooms & Family Bathroom.

Principal Bedroom

13'9" x 13'1" (4.2m x 4.0m)

Double glazed UPVC bay window with internal timber shutters to front aspect, range of integrated wardrobes, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points. Door to: En-Suite.

En-Suite

Frosted double glazed UPVC window to side aspect, three-piece suite, low level WC, vanity wash hand basin with mixer tap, walk-in shower with rainfall head & glass screen, storage cabinet, wall mounted heated towel rail, porcelain tiled floors, partially porcelain tiled walls, shaver port, inset spotlights, extractor fan.

Bedroom Two

13'5" x 9'6" (4.1m x 2.9m)

Double glazed UPVC window with internal timber shutters to rear aspect, range of fitted wardrobes, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

