



Total Approx. Floor Area:
2315 Sq. Ft.

DANIEL BREWER
Bringing People and Property Together

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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.

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HEDGEROW GROVE, DUNMOW, ESSEX, CM6 4AS

OFFERS OVER £850,000



HEDGEROW GROVE DUNMOW ESSEX

Nestled in the tranquil setting of Hedgerow Grove, this impressive detached family home offers a perfect blend of modern living with classic style. Spanning approximately 2,315 square feet, this substantial property is designed to accommodate the needs of a growing family, featuring four spacious double bedrooms and three well-appointed bathrooms.

Upon entering, you are greeted by a welcoming entrance hall that leads to a thoughtfully designed ground floor. Here, you will find a convenient WC, a stylish kitchen/breakfast room, and three versatile reception rooms, including a dining room, lounge, and living room, providing ample space for both relaxation and entertaining. The utility room adds practicality to daily life, ensuring that chores are easily managed.

The first floor is dedicated to comfort, with all four bedrooms being generously sized and designed to offer a peaceful retreat. The principal bedroom benefits from an en-suite bathroom and dressing room, providing a private sanctuary for unwinding after a long day.

Set within a modern development, this home is surrounded by beautifully landscaped parkland, perfect for leisurely strolls or family picnics. Additionally, the property boasts ample driveway parking, making it ideal for families with multiple cars or guests.

This delightful home in Dunmow is not just a property; it is a lifestyle choice, offering a serene environment while being conveniently located near local amenities. With its blend of space, style, and comfort, this residence is sure to appeal to those seeking a family home in a peaceful yet vibrant community.

Entrance Hall
15'5" x 8'6" (4.7m x 2.6m)
Entrance via composite door to front aspect, double glazed UPVC windows to front aspect, wall mounted radiator, tiled flooring, doors to two storage cupboards, stairs to first floor, ceiling mounted light fixture, various power points.





Internet provisioning working from home (FTTP), mains waste water drainage, freehold title, gas central heating.

- **Four Double Bedrooms**
- **Detached 1930's Style Family Home**
- **Enclosed Landscaped Rear Garden**
- **Double Garage With Driveway Parking**
- **Three Reception Rooms**
- **Kitchen/Breakfast Room**
- **Utility Room & Cloakroom**
- **Modern Living Layout**
- **Two En-Suites & Family Bathroom**
- **Views Over a Central Parkland**

WC
Tiled flooring, low level WC, wall mounted wash hand basin with mixer tap, wall mounted radiator, inset spotlights, extractor fan.

Kitchen
15'5" x 13'9" (4.7m x 4.2m)
Double glazed UPVC windows to rear aspect, various base and eye level units with granite work surfaces over, four ring AEG induction hob with extractor fan, integrated dishwasher, two integrated fridge/freezers, AEG fan oven, AEG microwave fan oven, inset double stainless sink with mixer tap; island unit with breakfast bar seating for three vehicles and low level storage; tiled flooring, wall mounted radiator, inset spotlights, various power points, extractor fan. Opening to Dining Room and Lounge.

Dining Room
11'5" x 10'9" (3.5m x 3.3m)
Double glazed UPVC French doors and windows to rear aspect, wall mounted radiator, tiled flooring, ceiling mounted light fixture, various power points.

Lounge
12'9" x 11'1" (3.9m x 3.4m)
Double glazed UPVC French doors and windows to rear aspect, wall mounted radiator, tiled flooring, ceiling mounted light fittings, various power points.

Utility Room
11'1" x 5'2" (3.4m x 1.6m)
UPVC door to side aspect, base level units with space for washing machine and tumble dryer, inset stainless sink with mixer tap, access to understairs storage, wall mounted radiator, tiled flooring, inset spotlights, various power points, extractor fan. Door to Garage.

Living Room
18'8" x 12'9" (5.7m x 3.9m)
Double glazed UPVC bay window to front aspect, wall mounted radiator, carpeted flooring, fireplace with sandstone mantle and hearth, ceiling mounted light fixture, various power points.

First Floor Landing
14'5" x 12'5" (4.4m x 3.8m)
Access via carpeted stairway with timber balustrade, double glazed windows to front aspect, wall mounted radiator, carpeted flooring, airing cupboard, access to loft, ceiling mounted light fixture, various power points.

Principal Bedroom
14'9" x 14'1" (4.5m x 4.3m)
Double glazed UPVC bay window to front aspect, carpeted flooring, wall mounted radiators, ceiling mounted light fitting, various power points. Doors to Dressing Room and En-suite.





Dressing Room
Range of fitted wardrobes, carpeted flooring, ceiling mounted light fitting.

En-suite
Double glazed UPVC window to side aspect, four-piece suite comprising 'his and hers' wall mounted wash hand basins with mixer taps, low level WC, walk in shower with rainfall head; porcelain tile flooring, wall mounted heated towel rail, partly tiled walls, shaver port, inset spotlights, extractor fan.

Bedroom Two
12'1" x 11'5" (3.7m x 3.5m)
Double glazed UPVC bay window to rear aspect, carpeted flooring, wall mounted radiator, wood wall paneling, wardrobe with sliding mirrored doors, ceiling mounted light fixture, various power points.

En-suite
Double glazed UPVC window to rear aspect, three-piece suite comprising: wall mounted wash hand basin with mixer tap, low level WC, shower with rainfall head and glass door; porcelain tile flooring, wall mounted heated towel rail, shaver port, inset spotlights, extractor fan.

Bedroom Three
14'9" x 10'2" (4.5m x 3.1m)
Double glazed UPVC bay window to rear aspect, carpeted flooring, wall mounted radiator, ceiling mounted light fixture, various power points.

Bedroom Four
15'5" x 11'5" (4.7m x 3.5m)
Square bay UPVC window to front aspect, carpeted flooring, two wall mounted radiators, ceiling mounted light fitting, various power points.

Family Bathroom
Double glazed UPVC window to rear aspect, four-piece suite comprising: wall mounted wash hand basin with mixer tap, low level WC, panel enclosed bath with mixer tap, walk-in shower with rainfall head and glass screen; porcelain tile flooring, wall mounted heated towel rail, shaver port, inset spotlights, extractor fan.

Double Garage & Driveway Parking
To the side aspect an integral double garage is present with power and lighting and up-and-over door; block paved driveway parking is present for three vehicles to the front aspect.

Garden
The beautifully landscaped rear garden is a real highlight, offering a private and tranquil retreat that's perfect for both entertaining and relaxation. A generous stone terrace wraps around the house, featuring multiple seating areas with space for loungers and various seating arrangements – ideal for summer evenings.

Manicured lawns are framed by mature hedging, established trees and vibrant flowerbeds, with a pergola-covered dining area complete with pizza oven, and a secluded corner seating spot, all combining to create a lush, green outlook. Thoughtfully shaped topiary and raised planters provide structure and interest, while gentle tiering separates the patio from the main lawn with style and subtlety.

Additional Information

