

# 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.

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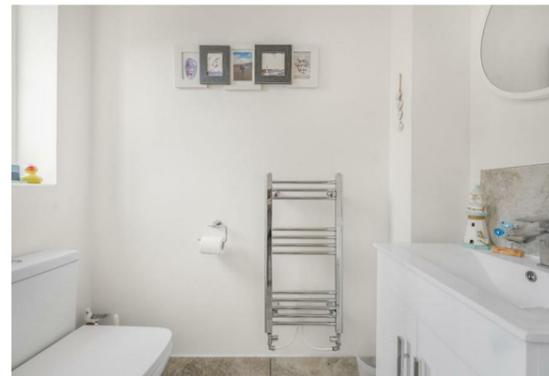
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MORTYMER CLOSE, LITTLE CANFIELD, DUNMOW, ESSEX,  
CM6 1FQ

£350,000



**MORTYMER CLOSE  
LITTLE CANFIELD  
DUNMOW  
ESSEX  
CM6 1FQ**



*Located within a quiet close on the highly sought-after Priors Green development, this immaculate two double bedroom end-of-terrace family home offers both comfort and convenience, complete with a single garage and off-street parking. The ground floor features a spacious lounge/dining room, a well-appointed kitchen, a bright conservatory, a cloakroom, and a welcoming entrance hall. Upstairs, the property offers two generous double bedrooms, including a principal bedroom with en-suite facilities, alongside a modern family bathroom. Externally, the home benefits from a private, enclosed rear garden designed for low maintenance—perfect for relaxing or entertaining.*

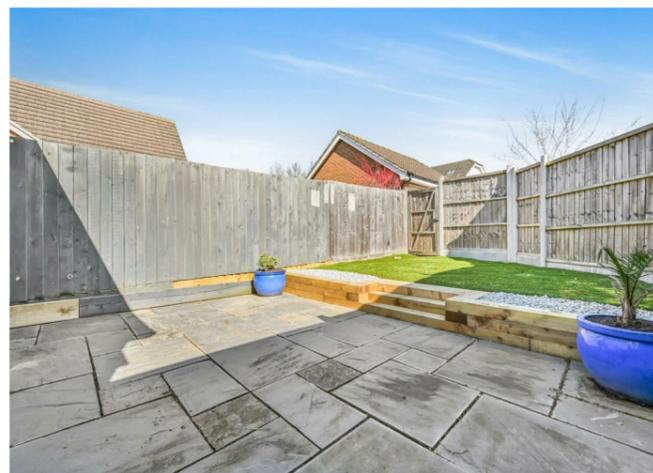


**TOTAL APPROX. FLOOR  
AREA: 837 SQ. FT.**

**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.



- Located In A Quiet Close Within The Highly Sought-After Priors Green Development
- Immaculate Two Double Bedroom End-Of-Terrace Family Home
- Benefiting From A Single Garage And Off-Street Parking
- Spacious Lounge/Dining Room Ideal For Relaxing And Entertaining
- Well-Appointed Modern Kitchen
- Bright And Airy Conservatory Overlooking The Rear Garden
- Convenient Ground Floor Cloakroom And Welcoming Entrance Hall
- Two Generous Double Bedrooms Including A Principal With En-Suite
- Contemporary Family Bathroom
- Enclosed Low Maintenance Rear Garden Perfect For Outdoor Enjoyment

### Entrance Hall

Wood effect flooring, radiator, power points, stairs rising to the first floor landing, doors to.

### Cloakroom

UPVC double glazed opaque window to front aspect, W.C, wash hand basin with vanity units below, heated towel rail, tiled flooring, inset spotlights, extractor fan.

### Lounge/Dining Room

15'11" x 14'7" (4.85m x 4.45m)

UPVC double glazed windows to multiple aspects, wood effect flooring, two radiators, understairs storage cupboard, power points, opening to kitchen, UPVC double glazed French doors leading to.

### Conservatory

11'6" x 7'5" (3.51m x 2.26m)

UPVC double glazed windows to multiple aspects, wood effect flooring, power points, UPVC double glazed French doors leading to the rear garden.

### Kitchen

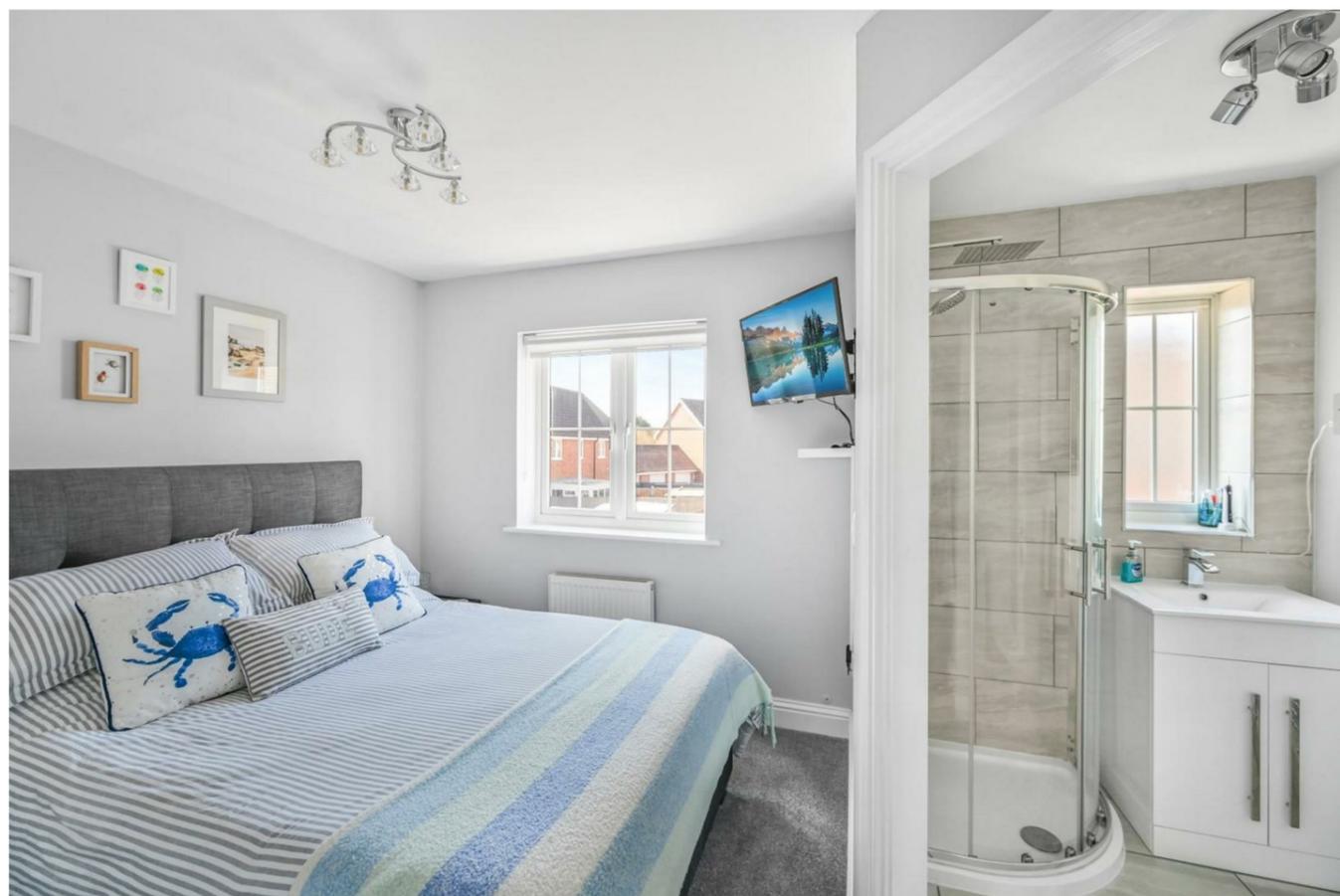
10'1" x 6'10" (3.07m x 2.08m)

UPVC double glazed window to front aspect, base and eye level units with complimentary working surfaces over, inset 1 1/2 bowl sink with drainer unit, inset oven, four ring gas hob with extractor over, integrated dishwasher, space for fridge/freezer, space for washing machine, part tiled walls, wood effect flooring, power points.

### First Floor Landing

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





**Principal Bedroom**

10'1" x 8'7" (3.07m x 2.62m)

UPVC double glazed window to front aspect, built-in double wardrobe, radiator, power points, door to.

**En-Suite**

UPVC double glazed opaque window to front aspect, enclosed shower with rainfall head & additional attachment, wash hand basin with vanity unit below, W.C, heated towel rail, part tiled walls, tiled flooring, inset spotlights, extractor fan.

**Bedroom Two**

14'1" x 8'11" (4.29m x 2.72m)

UPVC double glazed window to rear aspect, part wood panelled walls, radiator, power points, door to storage cupboard.

**Bathroom**

UPVC double glazed opaque window to side aspect, enclosed P-bath with mixer taps & shower attachment, separate shower over with rainfall head with glass enclosure, wash hand basin with vanity unit below, W.C, heated towel rail, part tiled walls, tiled flooring, inset spotlights, extractor fan.

**Garden**

To the rear, a sandstone patio leads via steps to a private artificial lawn, enclosed by timber fencing, with a timber gate providing rear access.

**Single Garage With Parking**

To the rear of the property is a single garage with parking to the front for one vehicle.

