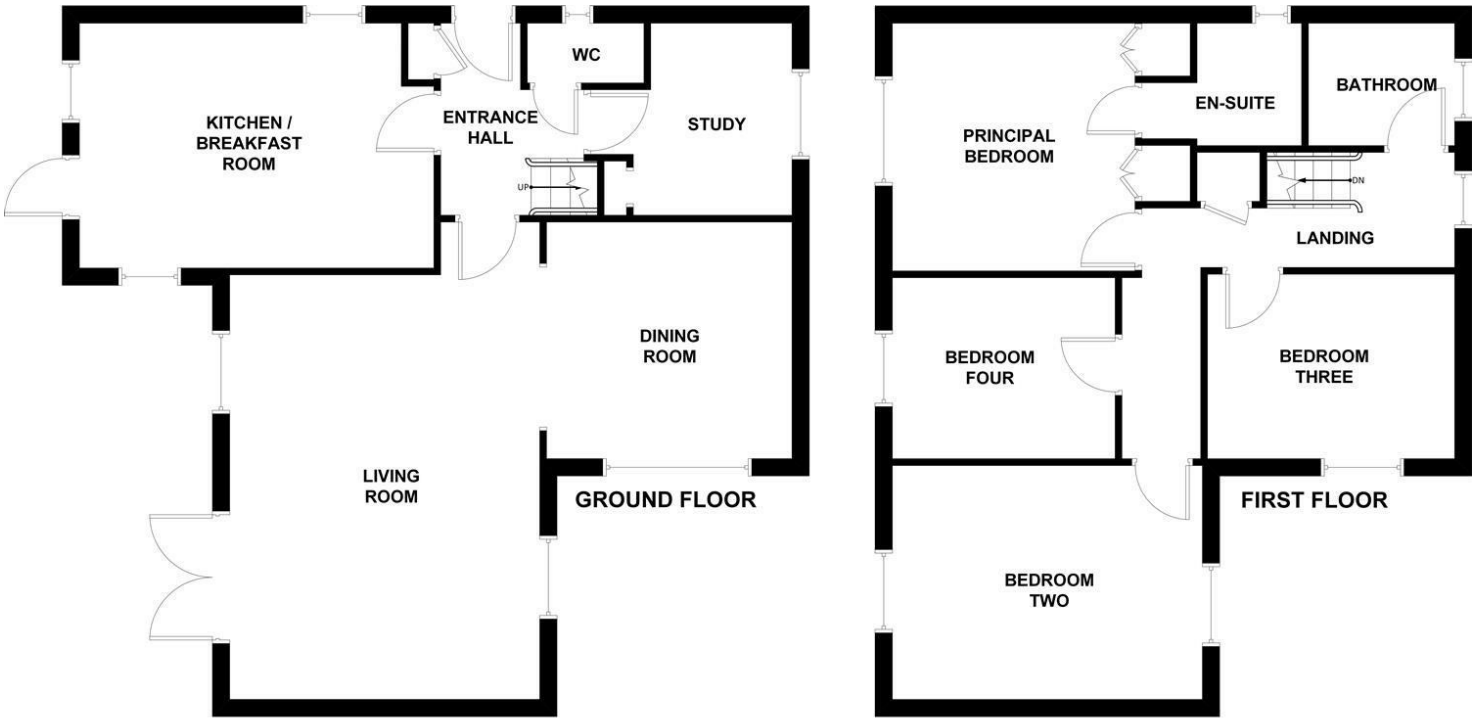




TOTAL APPROX. FLOOR
AREA: 1500 SQ. FT.

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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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THE MALTINGS, DUNMOW
OFFERS OVER £550,000



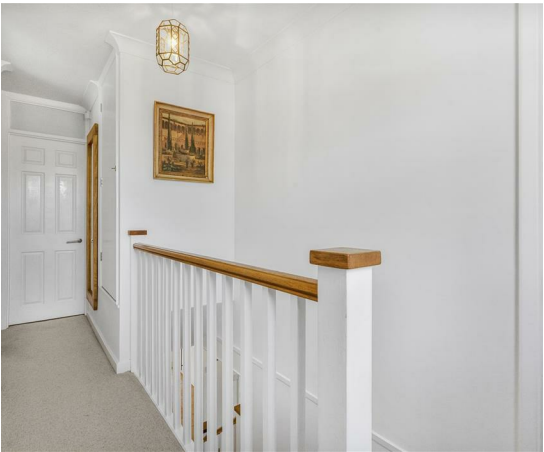
THE MALTINGS DUNMOW

Situated down a highly sought after residential road opposite the Doctors' Pond and within a short walk of the town centre and recreation ground, this spacious four-bedroom family home offers generous and versatile accommodation throughout.

The property benefits from a driveway parking with an adjoining double garage. The entrance hall leads to a cloakroom, study and a well-proportioned kitchen/breakfast room perfect for entertaining guests. A spacious open-plan living and dining room enjoys plenty of natural light from multiple windows, with French doors opening onto the rear garden.

On the first floor, there are four double bedrooms and a family bathroom. The principal bedroom benefits from built-in wardrobes and en-suite facilities.

Externally, the property has flower beds to the front and pedestrian access to an enclosed rear garden, which is mainly laid to lawn with two stone-paved patio areas and access to the garage. The garden is full of well stocked flower beds, shrub borders and trees.





Gardens

The property is approached via a concrete driveway, bordered by attractive planted beds. Gated pedestrian access leads to a generous and well-maintained rear garden, predominantly laid to lawn and complemented by mature trees, shrubs and established planting. A stone-paved pathway runs alongside the house, providing access to the kitchen and a side entrance into the garage. The garden also features two paved patio areas, including a raised terrace with brick edging, offering excellent spaces for outdoor dining and entertaining. The garden is enclosed by timber fencing and brick walling, providing a good degree of privacy.

Local Area

The market town of Great Dunmow is a bustling town full of independent shops, restaurants and public houses/bars. The town centre is full of historic buildings with some stunning seating areas which include the renowned "Doctors Pond" at Talberds Ley. Some of Great Dunmow's facilities include:- leisure centre, various additional gyms, supermarkets, fantastic primary & secondary schools, parks and much more. The town offers fantastic transport links to Stansted Airport, Chelmsford City and Bishop's Stortford. The town is well known for its four-yearly ritual of the "Flitch Trials", famously mentioned in Chaucer's The Canterbury Tales. Couples must convince a jury of six local bachelors and six local maidens that they have never wished themselves un-wed for a year and a day. If successful the couple are paraded along the High Street and receive a flitch of bacon.

- **Spacious Four Bedroom Detached Family Home**
- **Highly Sought After Residential Road**
- **Generous Kitchen/Breakfast Room**
- **Open Plan Living And Dining Room**
- **Separate Study & Ground-Floor Cloakroom**
- **Principal Bedroom With Built-In Wardrobes And En-Suite**
- **Enclosed Rear Garden**
- **Driveway Parking & Double Garage**
- **Within A Short Walk Of The Town Centre**
- **Situated Opposite Doctors' Pond**

Entrance Hall

8'10" x 6'10" (2.7m x 2.1m)
Entrance from the side aspect via a glazed UPVC door, stairs to first floor landing, Porcelain tiled flooring, ceiling mounted light fixture, various power points. Doors to: Cloakroom, Study, Living Area, Kitchen.

Kitchen/Breakfast Room

17'8" x 11'5" (5.4m x 3.5m)
Fully glazed UPVC door to rear aspect, double glazed UPVC windows to rear & side aspects, Various base and eye level units with solid Oak & quartz effect worktops over, solid Oak shelving, inset ceramic sink with mixer tap, integrated double oven, five ring gas hob with extractor fan over, integrated drinks refrigerator, space for fridge freezer, space for dishwasher, space for washing machine, space for tumble dryer, space for dining table, wall mounted radiator, Porcelain tiled flooring, inset spotlights, various power points. partly enclosed cupboard housing condensing boiler.

Cloakroom

4'11" x 3'3" (1.5m x 1.0m)
Frosted double glazed UPVC window to side aspect, low level WC, corner wash hand basin with mixer tap, partially tiled walls, Porcelain tiled flooring.

Study

8'10" x 8'6" (2.7m x 2.6m)
Double glazed UPVC window to front aspect, wall mounted radiator, Porcelain tiled flooring, various power points, cat6 ethernet point, access to understairs storage.

Living Area

21'11" x 14'9" (6.7m x 4.5m)
French doors to rear aspect, double glazed UPVC windows to rear, side & front aspect, log burner with stone hearth, exposed brickwork & solid Oak mantle, wall mounted radiators, carpeted flooring, wall mounted light fixtures, various power points. Opening plan to: Dining Area.

Dining Area

11'1" x 11'1" (3.4m x 3.4m)
Double glazed UPVC window to side aspect, space for dining table, carpeted flooring, ceiling mounted light fixture, various power points.

First Floor Landing

15'5" x 11'5" (4.7m x 3.5m)
Double glazed UPVC window to front aspect, carpeted stairway with timber banister & timber post & solid Oak balustrade, access to over stairs cupboard, carpeted flooring, ceiling mounted light fixture. Access to loft. Doors to: Family Bathroom & Bedrooms.





Principal Bedroom
11'5" x 11'1" (3.5m x 3.4m)
Double glazed UPVC window to rear aspect, access to built in wardrobes, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points. Door to: En-Suite.

En-Suite
5'10" x 4'11" (1.8m x 1.5m)
Frosted double glazed UPVC window to side aspect, three-piece suite, low level WC, pedestal wash hand basin with mixer tap, walk-in shower with glass door, heated towel rail, LED wall mounted vanity mirror with anti-steam function, wood effect flooring, tiled walls, inset spotlights, extractor fan.

Bedroom Two
14'9" x 10'9" (4.5m x 3.3m)
Double glazed UPVC windows to front & rear aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Bedroom Three
12'1" x 8'6" (3.7m x 2.6m)
Double glazed UPVC window to side aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Bedroom Four
10'9" x 8'6" (3.3m x 2.6m)
Double glazed UPVC window to rear aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Family Bathroom
6'10" x 5'10" (2.1m x 1.8m)
Frosted double glazed UPVC window to front aspect, three-piece suite, low level WC, floating pedestal wash hand basin with mixer tap, bath with mixer tap, heated towel rail, shower attachment and glass screen, LED wall mounted vanity mirror with anti-steam function, wood effect flooring, tiled walls, inset spotlights, extractor fan.

Double Garage & Driveway Parking
The property benefits from driveway parking for two vehicles and a double garage with up & over aluminium doors, power, lighting and single door leading to the garden.

