



**DANIEL BREWER**  
Bringing People and Property Together

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**Daniel Brewer**

51 High Street  
Great Dunmow  
Essex, CM6 1AE

Telephone • 01371 856585  
Website • [www.danielbrewer.co.uk](http://www.danielbrewer.co.uk)  
E-mail • [info@danielbrewer.co.uk](mailto:info@danielbrewer.co.uk)

**LEES CLOSE, THAXTED, DUNMOW, ESSEX, CM6 2GJ**

**£525,000**



LEES CLOSE  
THAXTED  
DUNMOW  
ESSEX  
CM6 2GJ

*A spacious four-bedroom link-detached family home, built in 2018 by Wadhams Homes to a high specification, located at the end of a quiet close in the medieval market town of Thaxted. The ground floor features a lounge/dining room, modern kitchen, utility room, cloakroom and entrance hall, while the first floor offers three double bedrooms, including a principal with en-suite, a family bathroom, and a study / fourth bedroom. Externally, the property benefits from a carport for two vehicles, an enclosed rear garden, and visitor parking, making it an ideal family home in a charming town setting.*





#### Entrance Hall

Entrance via composite front door with UPVC double glazed window to front aspect with fitted shutters, solid Oak flooring with underfloor heating, access to under stairs storage, stairs rising to the first floor landing, various power points.

#### Cloakroom

Low level W.C, wall mounted basin with mixer tap, wall mounted heated towel rail, tiled flooring, partly tiled walls, inset spotlights, extractor fan.

#### Kitchen/Breakfast Room

9'11" x 9'3" (3.04 x 2.84)

UPVC double glazed window to front aspect with fitted shutters, various base and eye level units with speckled quartz work surfaces over, inset one and half stainless steel sink with mixer taps, integrated Neff fan oven, integrated fridge freezer, four ring induction hob with extractor fan over, integrated dishwasher, access to gas boiler, splash back tiling, tiled flooring with underfloor heating, inset spotlights, various power points.

#### Utility Room

6'2" x 5'1" (1.9 x 1.57)

UPVC double glazed window to side aspect with fitted shutter, base and eye level units with speckled quartz work surfaces over, inset stainless steel sink with mixer tap, space for washing machine, tiled flooring, inset spotlights, various power points, extractor fan.

#### Lounge/Dining Room

16'8" x 13'6" (5.1 x 4.12)

UPVC double glazed bi-folding doors to rear aspect with fitted shutters, UPVC double glazed window to rear aspect with fitted shutters, bespoke media wall with a range of storage, shelving and space for T.V, solid Oak flooring with underfloor heating, two ceiling mounted light fixtures, various power points, TV point.

#### First Floor Landing

Access via carpeted stairs with timber and glass feature banisters, UPVC double glazed window to front aspect with fitted shutter, underfloor heating, carpeted flooring, access to loft, access to airing cupboard, inset spotlights, various power points.



#### Garden

To the rear of the property is a stylish porcelain patio area, ideal for outdoor dining and entertaining, which leads onto a low-maintenance artificial lawn. At the foot of the garden, there is an additional decked seating area providing a further space to relax.

The garden also benefits from a raised shrub border, a timber shed, and side access via a timber gate. It is fully enclosed by brick walls and timber fencing, offering both privacy and security.

#### Carport & Visitor Parking

The property benefits from carport parking for two vehicles to the immediate side aspect, and multiple additional communal visitor spaces.

#### Additional Information

The property benefits from mains waste water disposal, gas central heating, an integrated alarm system, and a fibre to the premises internet connection. Multi-zone underfloor heating is present throughout the property. The property is subject to a service charge of £620 p/a subject to change..

- Four Bedroom Link-Detached Family Home
- Carport With Additional Visitor Parking
- Enclosed Rear Garden
- Walking Distance To Thaxted Town Centre
- High Specification Finish
- An Abundance Of Natural Light
- Lounge/Dining Room
- Kitchen/Breakfast Room With A Utility Room
- Galleried Landing & Entrance Hall
- En-Suite, Family Bathroom & Cloakroom



**Principal Bedroom**

12'10" x 9'3" (3.93 x 2.84)

UPVC double glazed window to rear aspect with fitted shutters, carpeted flooring, underfloor heating, built-in wardrobes with sliding mirrored doors, ceiling mounted light fixture, various power points, T.V point, door to.

**En-Suite**

Three-piece suite comprising: low level W.C, tile enclosed shower with rainfall attachment and sliding glass door, wash hand basin with mixer tap, wall mounted heated towel rail, tiled flooring, partly tiled walls, mirror, shaver port, inset spotlights, extractor fan.

**Bedroom Two**

12'4" x 9'2" (3.76 x 2.81)

UPVC double glazed window to front aspect with fitted shutters, carpeted flooring, underfloor heating, ceiling mounted light fixture, various power points.

**Bedroom Three**

12'1" x 10'1" (3.7 x 3.08)

UPVC double glazed window to front aspect, carpeted flooring, underfloor heating, ceiling mounted light fixture, various power points.

**Bedroom Four/Study**

8'11" x 7'3" (2.74 x 2.23)

UPVC double glazed window to rear aspect with fitted shutters, part wood panelled walls, carpet with underfloor heating, T.V point, power points.

**Family Bathroom**

Double glazed Velux window to rear aspect, three-piece suite comprising: low level W.C, enclosed bath with concealed mixer tap & shower attachment, wash hand basin with mixer tap; wall mounted heated towel rail, tiled flooring, partly tiled walls, splash back tiling, shaver port, inset spotlights, extractor fan.

