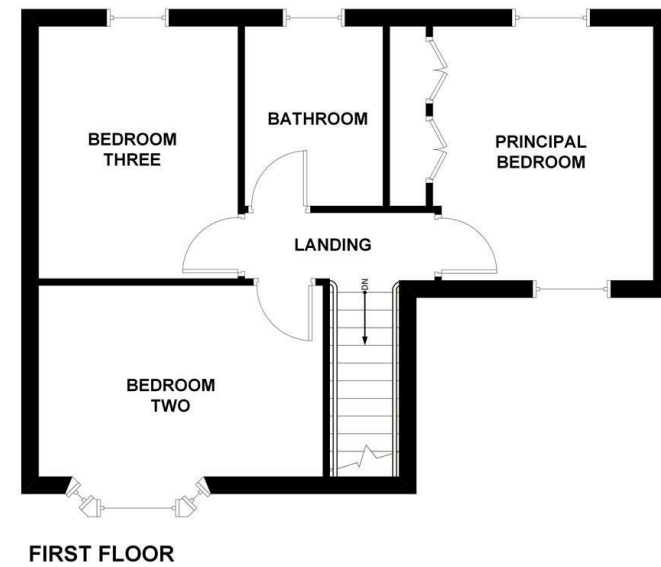


TOTAL APPROX. FLOOR AREA: 1100 SQ. FT.

**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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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**BEDFORDS FARM ROAD, GOOD EASTER, CHELMSFORD,  
ESSEX, CM1 4RL**

**OFFERS OVER £500,000**



**BEDFORDS FARM ROAD  
GOOD EASTER  
CHELMSFORD  
ESSEX  
CM1 4RL**

*\*\*\*No Onward Chain\*\*\* Set amidst open countryside on the outskirts of the peaceful village of Good Easter, this charming three-bedroom semi-detached country home offers an exciting opportunity to create your ideal family home, with excellent potential to extend (subject to the necessary planning permissions). The ground floor comprises a welcoming entrance hall and porch, a spacious living room, a separate dining room, a well-proportioned kitchen/breakfast room, a utility room, and a convenient shower room. Upstairs, the property offers three well-sized bedrooms and a family bathroom. Outside, the home benefits from a generous wraparound garden, providing plenty of space for outdoor entertaining, gardening, or future landscaping, along with a driveway offering off-road parking for several vehicles. Enjoying a rural setting while remaining within easy reach of local amenities, this delightful home combines countryside living with outstanding potential, making it an ideal choice for families, downsizers, or those looking to add value to a property.*





#### Gardens

The property is approached via a gravel driveway with a stone-paved path leading to the front door. The front garden is enclosed by hedging, with pedestrian access via a picket fence and gate.

A further gate and stone-paved pathway provide access to the rear garden, which is mostly laid to lawn with a stone-paved patio adjoining the rear of the property. The garden also benefits from timber shed storage, and two brick built storage rooms; all enclosed by timber panel fencing, mature trees and hedging, backing onto open farmland.

#### Local Area

Good Easter is a charming rural village, surrounded by attractive open countryside and farmland. The village enjoys a peaceful setting while remaining conveniently placed for access to Chelmsford, Great Dunmow and surrounding villages. The village features the historic parish church of St Andrew, dating back to the 16th century and offers a quiet village lifestyle with an abundance of country walks, bridleways and scenic rural views.

- **Three Double Bedroom Semi-Detached Country Home**
- **Generous Wraparound Gardens**
- **Ample Driveway Parking**
- **Potential To Extend Subject To Planning Permission**
- **Surrounded By Open Countryside**
- **Two Receptions**
- **Kitchen/Breakfast Room**
- **Utility Room & Shower Room**
- **Family Bathroom**
- **No Onward Chain**

#### Entrance Porch

4'7" x 3'7" (1.4m x 1.1m)

Entrance via UPVC door to side aspect, double glazed UPVC window to front aspect, timber flooring, inset spotlight.

#### Entrance Hall

12'1" x 5'6" (3.7m x 1.7m)

Double glazed UPVC window to side aspect, carpeted stairway to first floor landing, access to understairs storage, wall mounted radiator, ceiling mounted light fixtures. Opening to: Living Area, Kitchen/Dining Room.

#### Living / Dining Area

21'3" x 11'1" (6.5m x 3.4m)

Double glazed UPVC bay window to front aspect, French doors to rear aspect, original fireplace with granite earth, timber panel flooring, wall mounted radiators, ceiling mounted light fixtures, various power points. Door to: Kitchen/Dining Area.

#### Kitchen/Breakfast Room

16'8" x 12'1" (5.1m x 3.7m)

Double glazed UPVC windows to front, rear & side aspects, various base and eye level units with granite worktops over, integrated oven & grill, four ring hob with extractor fan overhead, one and a half unit stainless steel sink with drainer unit, space for dishwasher, space for fridge freezer, splashback tiling, wall mounted radiator, tiled flooring, ceiling mounted light fixture, various power points. Door to: Utility Room

#### Utility Room

5'10" x 5'2" (1.8m x 1.6m)

Glazed door to side aspect, double glazed window to rear aspect, base level units with granite effect worktop, single unit stainless steel sink with mixer tap, space for washing machine & separate tumble drier, splashback tiling, tiled flooring, ceiling mounted light fixture, various power points, extractor fan. Door to: Cloakroom.

#### Shower Room

Double glazed UPVC window to rear aspect, three-piece suite, low level WC, vanity wash hand basin with low level storage, tiled enclosed shower with glass door, wall mounted radiator, tiled flooring, inset spotlight.





**First Floor Landing**

Carpeted stairway with timber banister, ceiling mounted light fixture. Doors to: Bedrooms & Family Bathroom.

**Principal Bedroom**

13'9" x 8'10" (4.2m x 2.7m)

Double glazed UPVC bay window to front aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

**Bedroom Two**

11'9" x 8'10" (3.6m x 2.7m)

Double glazed UPVC window to rear aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points

**Bedroom Three**

11'9" x 9'6" (3.6m x 2.9m)

Double glazed UPVC window to rear aspect, integrated wardrobe, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points

**Family Bathroom**

Double glazed UPVC window to rear aspect, three-piece suite, low level WC, pedestal wash hand basin with separate taps, panel enclosed bath with handheld shower attachment & mixer tap, wall mounted heated towel rail, carpeted flooring, partially tiled walls, ceiling mounted light fixture, extractor fan.

**Driveway Parking**

Gravelled driveway parking for in excess of five vehicles.

