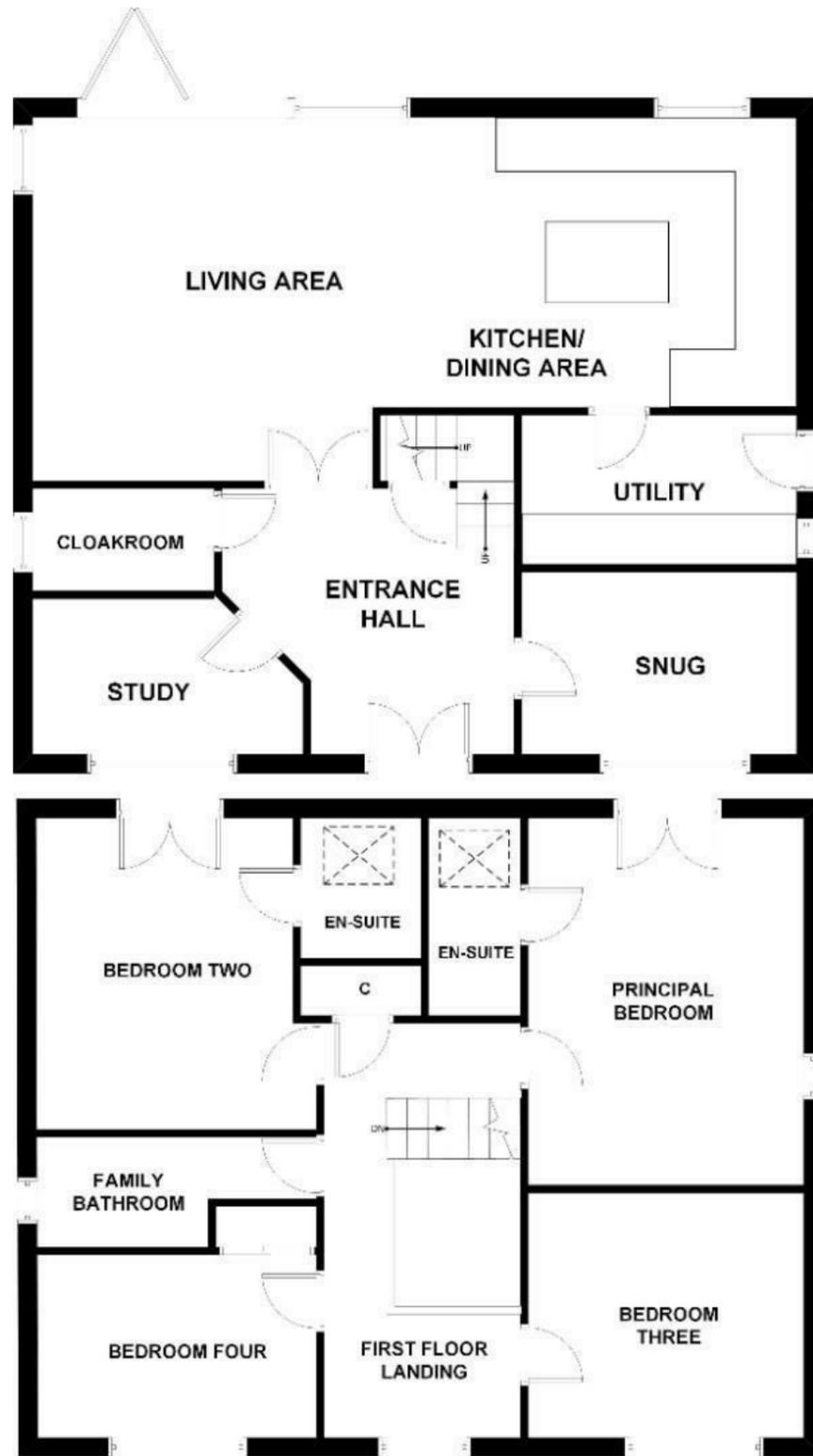


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DANIEL BREWER

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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SPARLINGS FARM, CHELMSFORD ROAD, BARNSTON,
OFFERS IN THE REGION OF £1,100,000



SPARLINGS FARM, CHELMSFORD ROAD BARNSTON DUNMOW

We are pleased to bring to the market, this newly constructed detached family home offering generous accommodation set over two floors. This property, the last remaining on this site, is designed to cater to the needs of today's families while providing a sense of comfort and style.

As you enter the ground floor, you are greeted by a welcoming entrance hall that leads to a versatile study, perfect for those who work from home or require a quiet space for reading. The lounge offers a cosy retreat, while the open-plan kitchen, dining, and living area serves as the heart of the home, ideal for entertaining guests. The ground floor also features a convenient cloakroom & utility room, enhancing the practicality of the layout.

The first floor boasts four well-proportioned bedrooms, ensuring ample space for family members or guests. With two modern en-suites and a family bathroom.

The property is set within a small sort after development of just nine detached houses, offering a sense of community while maintaining privacy. Additionally, the ample parking space offered by a double garage and driveway parking for six vehicles is a rare find, making it perfect for families with multiple cars or for hosting visitors.

Located within easy reach of Great Dunmow and the A120, this home combines the tranquillity of village life with convenient access to local amenities and transport links. This is a remarkable opportunity to acquire a stunning new build that promises to be a wonderful family home for years to come. Don't miss your chance to make this exquisite property your own.





Entrance Hall

14'1" x 13'9" (4.3m x 4.2m)

Entrance via UPVC front door, frosted double glazed UPVC window to front aspect, oak stairs to first floor landing, under stairs storage housing underfloor heating manifold, underfloor heating, oak engineered flooring, inset spotlights, various power points. Solid oak doors to: Study, Lounge, Cloakroom. Double solid oak doors to: Kitchen/Living/Dining Area.

Study

13'5" x 7'6" (4.1m x 2.3m)

Double glazed UPVC windows to front aspect, underfloor heating, engineered oak flooring, inset spotlights, various power points

Lounge

13'5" x 10'9" (4.1m x 3.3m)

Double glazed UPVC windows to front aspect, underfloor heating, carpeted flooring, inset spotlights, ceiling mounted light fixture, TV point, cat6 access point, various power points.

Cloakroom

9'2" x 4'11" (2.8m x 1.5m)

Frosted double glazed UPVC window to side aspect, low level WC, floating vanity wash hand basin with low level storage and mixer tap, partially tiled walls, wood wall panelling, underfloor heating, engineered oak flooring, inset spotlights, extractor fan.

Kitchen/Dining Area

20'8" x 14'1" (6.3m x 4.3m)

Double glazed UPVC windows to rear aspect, various base and eye level units with granite worksurfaces over, feature lighting, one and a half unit stainless steel sink with mixer tap, integrated Hotpoint dishwasher, Delonghi double low level oven and five ring induction hob with extractor fan overhead, integrated full height freezer, integrated full height fridge, integrated pull-out bins, island unit with breakfast bar seating for four people, underfloor heating, engineered oak flooring, inset spotlights, ceiling mounted light fixtures, various power points.

Living Area

17'8" x 16'8" (5.4m x 5.1m)

Panoramic double glazed UPVC windows to rear & side aspect, double glazed UPVC bi-folding doors to rear aspect, brick built fire place with timber lintel and granite hearth, underfloor heating, engineered oak flooring, inset spotlights, ceiling mounted light fixtures, TV point, cat6 access point, various power points.

Utility Room

13'1" x 5'2" (4.0m x 1.6m)

Fully glazed UPVC door to side aspect, double glazed UPVC window to side aspect, base level units with granite worksurfaces over, oversized stainless steel sink with mixer tap, space for separate washing machine and tumble drier, air source heat pump, underfloor heating, engineered oak flooring, inset spotlights, various power points, extractor fan.

Bedroom Four

13'5" x 9'2" (4.1m x 2.8m)

Double glazed UPVC window to front aspect, access to in-built wardrobes, wall mounted radiator, carpeted flooring, inset spotlights, various power points, TV point.

Driveway Parking

Double garage & stone shingle driveway parking for multiple vehicles.

Gardens

To the front aspect is a laid to lawn garden with flagstone pathways provide access to the rear garden, front door and driveway. To the rear aspect is a large laid to lawn garden with a oak tree and flagstone entertaining patio area all enclosed by a hedge line and timber panel fencing.

Additional Information

Multi-zone underfloor heating, solid oak timber doors internally, EVEC electric car charging point, air-source heat pump.

- **Detached New Build Property**
- **Elegant Gated Complex Of Nine Country Homes**
- **Last Plot Remaining On This Site**
- **Four Double Bedrooms**
- **Modern Living Layout**
- **Countryside Views**
- **High Specification Finish**
- **10 Year ABC+ Warranty**
- **Energy Efficient Homes**
- **Landscaped Gardens Garage & Ample Driveway Parking**





First Floor landing

Panoramic UPVC windows to the front aspect, oak stairs with carpeted inlay featuring oak timber banister & balustrade, access to storage cupboard, wall mounted radiator, carpeted flooring, ceiling mounted light fixtures, various power points. Solid oak doors to: Bedrooms, Family Bathroom.

Principal Bedroom

18'8" x 13'5" (5.7m x 4.1m)

Double glazed UPVC French doors with Juliet balcony to rear aspect, double glazed timber window to side aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, inset spotlights, various power points.

En-Suite

Double glazed UPVC Velux window to rear aspect, three-piece suite, low level WC, floating vanity wash hand basin with low level storage and mixer tap, walk-in shower with rainfall head, handheld attachment, and glass screen, wall mounted heated towel rail, laminate flooring, partially ceramic tiled walls, inset spotlights, shaver port, extractor fan.

Bedroom Two

15'8" x 13'5" (4.8m x 4.1m)

Double glazed UPVC French doors with Juliet balcony to rear aspect, wall mounted radiator, carpeted flooring, ceiling

mounted light fixture, inset spotlights, TV point, cat6 access point, various power points.

En-Suite

Double glazed UPVC Velux window to rear aspect, three-piece suite, low level WC, floating vanity wash hand basin with low level storage and mixer tap, corner tile enclosed shower with rainfall head and glass door, wall mounted heated towel rail, laminate flooring, partially ceramic tile walls, inset spotlights, shaver port, extractor fan.

Family Bathroom

Double glazed UPVC frosted window to side aspect, three-piece suite, low level WC. floating vanity wash hand basin with low level storage and mixer tap, UPVC panel enclosed bath with mixer tap, rainfall head, hand held attachment, and glass screen, electric mirror, inset storage, wall mounted heated towel rail, partially ceramic tiled walls, wood laminate flooring, inset spotlights, extractor fan.

Bedroom Three

13'5" x 12'5" (4.1m x 3.8m)

Double glazed UPVC window to front aspect, wall mounted radiator, carpeted flooring, inset spotlights, various power points, TV point.

