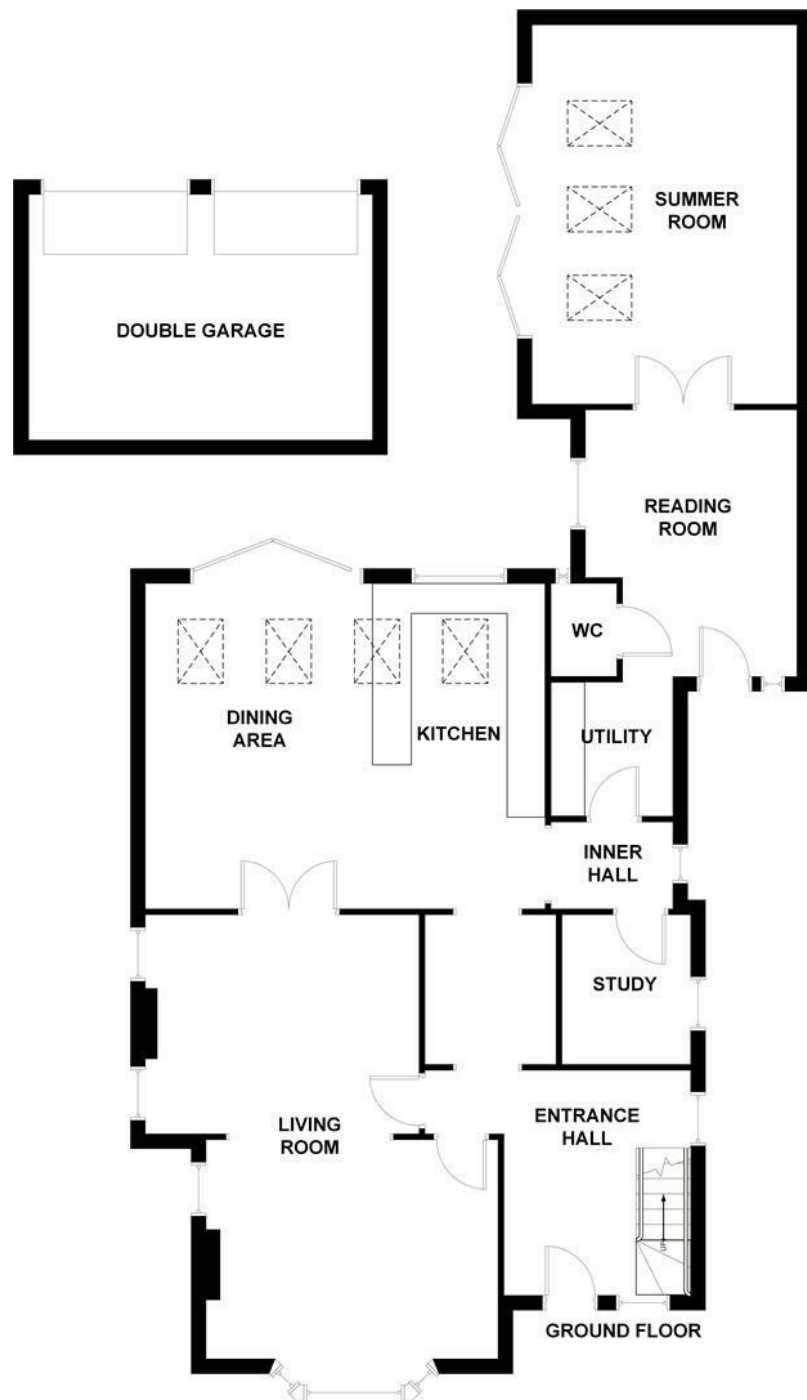


DANIEL BREWER

51 High Street
Great Dunmow
Essex, CM6 1AE

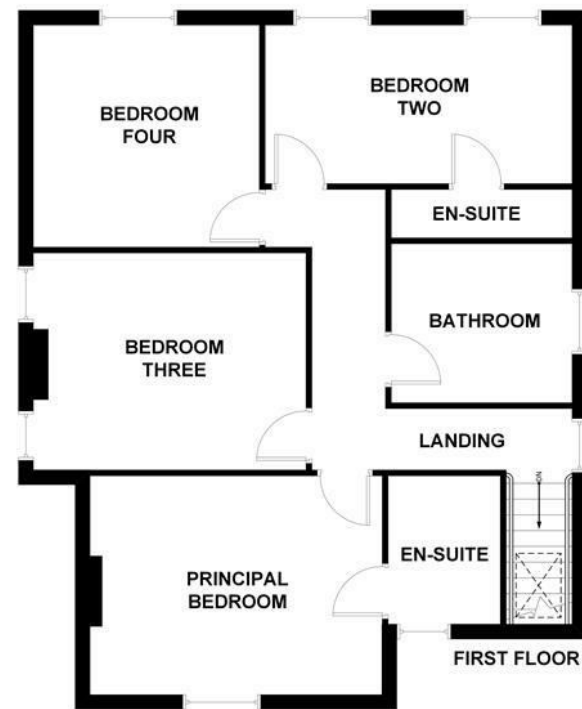
Telephone • 01371 856585
Website • www.danielbrewer.co.uk
E-mail • info@danielbrewer.co.uk



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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Website • www.danielbrewer.co.uk
E-mail • info@danielbrewer.co.uk

STORTFORD ROAD, DUNMOW

OFFERS OVER £1,100,000



STORTFORD ROAD DUNMOW

Daniel Brewer are pleased to present this charming and generously proportioned four-bedroom home, distinguished by its painted exposed timbers and characterful external appearance. The property offers spacious and versatile accommodation arranged over two floors, combining period-style features with modern open-plan living.

The ground floor includes a welcoming entrance hall with an original stained glass window, a sizeable living room, an open-plan kitchen/dining room with bi-folding doors opening directly onto the garden, an inner hallway, utility room, reading room, cloakroom, study and a summer room featuring exposed timbers and further bi-folding doors to the outside.

To the first floor, the landing gives access to four well-proportioned double bedrooms, with en-suite facilities to bedrooms one and two, in addition to a well-appointed family bathroom.

Externally, the property is approached via a gravel driveway providing ample parking and access to a double garage. The front garden is enclosed by a retaining brick wall and planted with mature shrubs, while paved pathways lead around the property to a generous rear patio. Beyond this, the garden opens out to a large laid to lawn area with mature trees, hedging and a further retaining brick wall, creating a private and established outdoor setting.





Entrance Hall

14'5" x 12'5" (4.4m x 3.8m)

Entrance via original solid timber door with stained glass window to front aspect, secondary glazed stained window to front aspect, double glazed UPVC window to side aspect, opening to library corridor, stairs to first floor landing, access to under stairs storage, wall mounted radiator, carpeted flooring, wall mounted light fixtures, various power points. Door to: Living Room. Opening to Kitchen.

Living Room

23'11" x 15'8" (7.3m x 4.8m)

Double glazed UPVC Bay window to front aspect, double glazed UPVC windows to side aspect, working fireplace with timber mantel piece and granite hearth, wall mounted radiators, carpeted flooring, ceiling mounted light fixtures, various power points, TV point. Double doors to: Kitchen.

Kitchen/Dining Room

21'11" x 18'0" (6.7m x 5.5m)

Double glazed UPVC window to rear aspect, bi-folding doors to rear aspect, timber double glazed Velux windows to rear, various base and eye level units with granite worksurfaces over, integrated butler ceramic sink with mixer tap, integrated dishwasher, five ring rangemaster gas hob with hotplate and three ovens, space for American style fridge freezer, breakfast bar seating for four people, feature LED lighting, underfloor heating, travertine tile flooring, inset spotlights, various power points. Door to: Inner Hallway.

Inner Hallway

6'6" x 4'7" (2.0m x 1.4m)

Double glazed UPVC window to side aspect, underfloor heating, travertine tile flooring, ceiling mounted light fixture, various power points. Doors to: Utility, Study.

Utility Room

7'2" x 6'6" (2.2m x 2.0m)

Various base level units with timber worksurfaces over, space for washing machine/tumble drier, single unit stainless steel sink with mixer tap, access to gas boiler, water softener, underfloor heating, travertine tile flooring, ceiling mounted light fixture, various power points. Opening to: Reading Room.

Reading Room

14'9" x 11'5" (4.5m x 3.5m)

Timber door with frosted glazing to front aspect, double glazed UPVC window to front aspect, travertine tile flooring, ceiling mounted light fixture, various power points. Door to: Cloakroom. Double doors to: Summer Room.

Cloakroom

4'11" x 3'3" (1.5m x 1.0m)

Double glazed frosted window to rear aspect, low level WC, corner wall mounted wash hand basin with mixer tap, wall mounted radiator, travertine tile flooring, ceiling mounted light fixture, extractor fan.



Family Bathroom

Frosted double glazed UPVC window to side aspect, four-piece suite, low level WC, oval free stand bath with mixer tap and shower attachment, vanity wash hand basin with feature carved stone basin and mixer tap, tile enclosed shower with rainfall head and sliding glass door, wall mounted heated towel rail, tiled walls, tiled flooring, inset spotlights, extractor fan.

Double Garage & Parking

Double garage with power and lighting and electric roller shutters, five-bar timber gate driveway with driveway parking for multiple vehicles.

Gardens

To the front of the property is a gravel driveway enclosed by a retaining brick wall and complemented by a variety of mature shrubs. Stone paved pathways lead around both sides of the property to a spacious paved patio in the rear garden.

From here, the path continues to a wooden workshop/shed and is bordered by smaller trees before the garden opens out to a generous lawned area. The lawn extends towards the rear boundary, which is enclosed by a retaining brick wall and hedging, with a selection of mature trees positioned throughout the plot, creating a private and established outdoor setting.

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 "Flich 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 flich of bacon.

- **Four Oversized Double Bedrooms**
- **Town Centre Location**
- **Open-Plan Kitchen & Dining Rom**
- **Utility Room & Cloakroom**
- **Well Proportioned Living Room**
- **Summer Room & Large Stone Patio**
- **Study & Reading Room**
- **En-Suite Facilities To Principal & Bedroom Two**
- **Double Garage & Driveway Parking**
- **Private & Well Established Garden**



Study
 8'10" x 6'10" (2.7m x 2.1m)
 Double glazed UPVC window to side aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Summer Room
 20'8" x 14'5" (6.3m x 4.4m)
 Bi-folding doors to garden, double glazed Velux windows to side aspects, engineered oak flooring, exposed timbers, wall mounted radiators, ceiling mounted light fixture, various power points.

First Floor Landing
 Double glazed UPVC window to side aspect, Velux window to front aspect, carpeted stairway with post and rail timber bannister, carpeted flooring, ceiling mounted light fixtures, various power points. Doors to: Bedrooms, Family Bathroom.

Principal Bedroom
 16'0" x 12'1" (4.9m x 3.7m)
 Double glazed UPVC window to front aspect, original fireplace with timber mantle, wall mounted radiator, carpeted flooring, ceiling mounted light fixture with fan, various power points. Door to: En-Suite.

En-Suite
 Frosted single glazed feature window to front aspect, three-piece suite, low level WC, vanity wash hand basin with carved stone basin and mixer tap, walk in shower with glass screen and rainfall head, wall mounted heated towel rail, storage cabinet, tiled flooring, tiled walls, inset spotlights, extractor fan.

Bedroom Two
 16'4" x 8'2" (5.0m x 2.5m)
 Double glazed UPVC windows to rear aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points. Door to: En-Suite

En-Suite
 Three-piece suite, low level WC, vanity wash hand basin with mixer tap, tile enclosed shower with glass door and rainfall head, tiled flooring, tiled walls, inset spotlights, extractor fan.

Bedroom Three
 14'9" x 11'9" (4.5m x 3.6m)
 Double glazed UPVC windows to side aspect, original fireplace with timber mantle, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Bedroom Four
 12'9" x 12'5" (3.9m x 3.8m)
 Double glazed UPVC window to rear aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

