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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.

**MOLE HILL GREEN, TAKELEY, BISHOP'S STORTFORD,
ESSEX, CM22 6PH**

£595,000



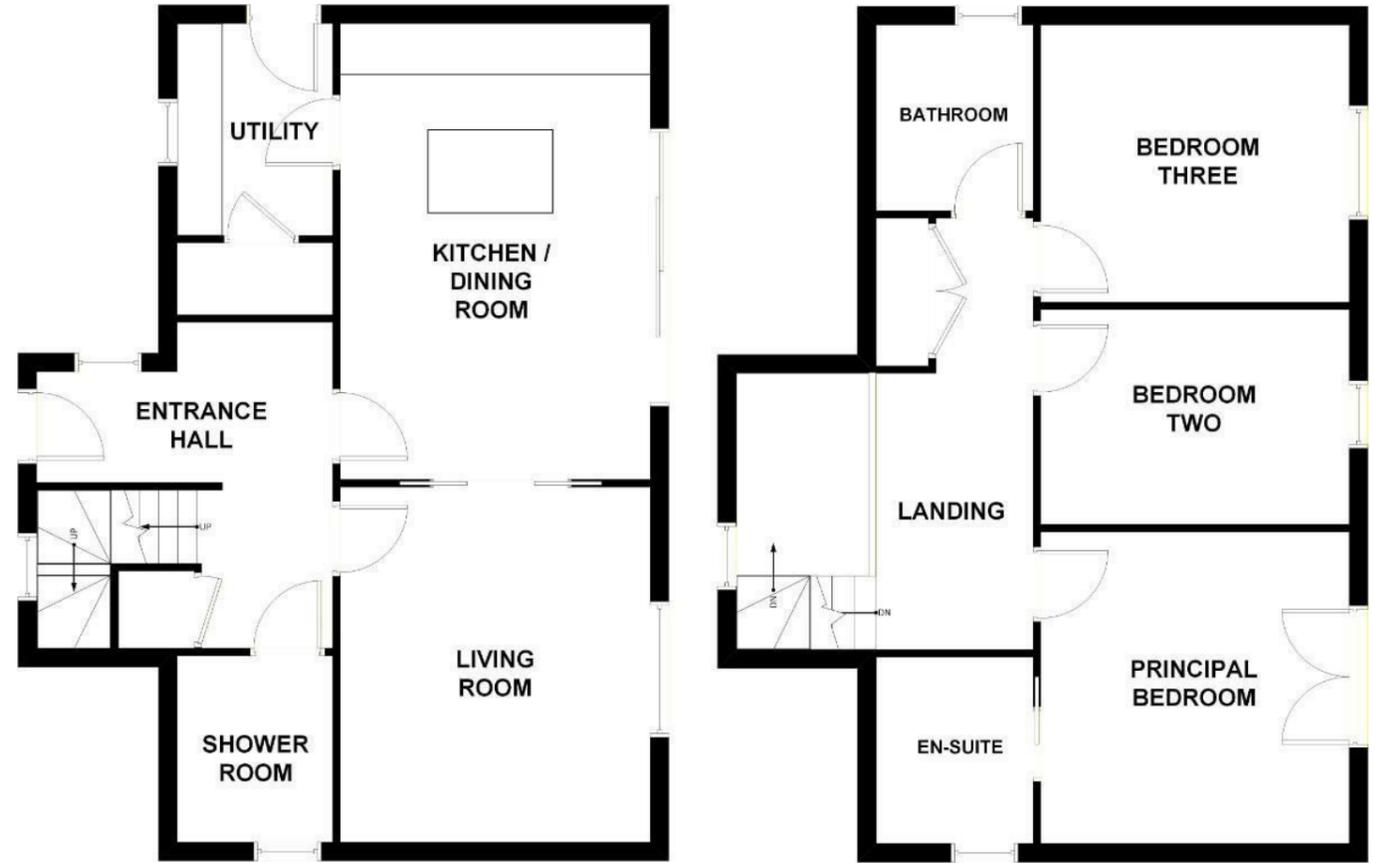
**MOLE HILL GREEN
TAKELEY
BISHOP'S STORTFORD**

This exceptional three-bedroom detached new-build residence is nestled within the peaceful hamlet of Mole Hill Green, forming part of an exclusive gated development of just four executive homes.

The ground floor welcomes you with an inviting entrance hall leading to a beautifully designed open-plan kitchen and dining area — perfectly suited to modern family living and entertaining. A separate lounge provides a cosy retreat, while a practical utility room and contemporary shower room enhance the home's everyday functionality.

Upstairs, there are three generous double bedrooms, including a luxurious principal suite complete with its own en-suite facilities. A stylish family bathroom serves the remaining bedrooms, offering both comfort and convenience.

Externally, the property continues to impress with a double garage featuring an additional room above, ample driveway parking for several vehicles and landscaped gardens.



**TOTAL APPROX. FLOOR
AREA: 1405 SQ.FT.**



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.



Accommodation With Dimensions

Entrance Hall

Shower Room

Lounge

15'5" x 13'5" (4.7 x 4.1)

Kitchen/Dining Room

20'0" x 13'5" (6.1 x 4.1)

Utility Room

9'10" x 7'2" (3 x 2.2)

First Floor Landing

Principal Bedroom

13'9" x 13'5" (4.2 x 4.1)

En-Suite

Bedroom Two

13'5" x 12'1" (4.1 x 3.7)

Bedroom Three

13'5" x 9'6" (4.1 x 2.9)

Family Bathroom

Double Garage With Room Above & Driveway Parking

To the front of the property is a double garage with additional room above. A block paved driveway wraps around the front of the property providing parking for multiple vehicles.

Garden

The gardens are proposed to be landscaped with a patio area leading to formal lawns, enclosed by timber fencing and side access via a timber gate.

- Three Double Bedroom Detached Executive Home
- Gated Complex Of Four Detached New Build Homes
- Double Garage With Additional Room Above
- Driveway Parking For Multiple Vehicles
- Landscaped Gardens
- High Specification Finish With A Modern Living Layout
- Approximately 1580 Square Feet Of Accommodation
- 10 Year New Build Warranty
- Air Source Heat Pumps With Underfloor Heating & Radiators
- Traditional Block Built Construction





Specifications

Block Construction With Brick, Render & Cladding External Finish
Aluminium Double Glazed Bi-Folding Doors
Air Source Heat Pump Heating System
Air Conditioning
Underfloor Heating On The Ground Floor
Cat 6 Ethernet Cabling
LED Lighting
Stone Working Surfaces
Integrated Appliances
3-1 Boiling Water Tap
Bespoke Built-in Wardrobes To Principal Bedroom
Fully Tiled Bathrooms With Quality Brassware

Agents Notes

Please note the images have been computer generated and are for illustrative purposes only. The information provided is for guidance purposes and could be subject to change.

