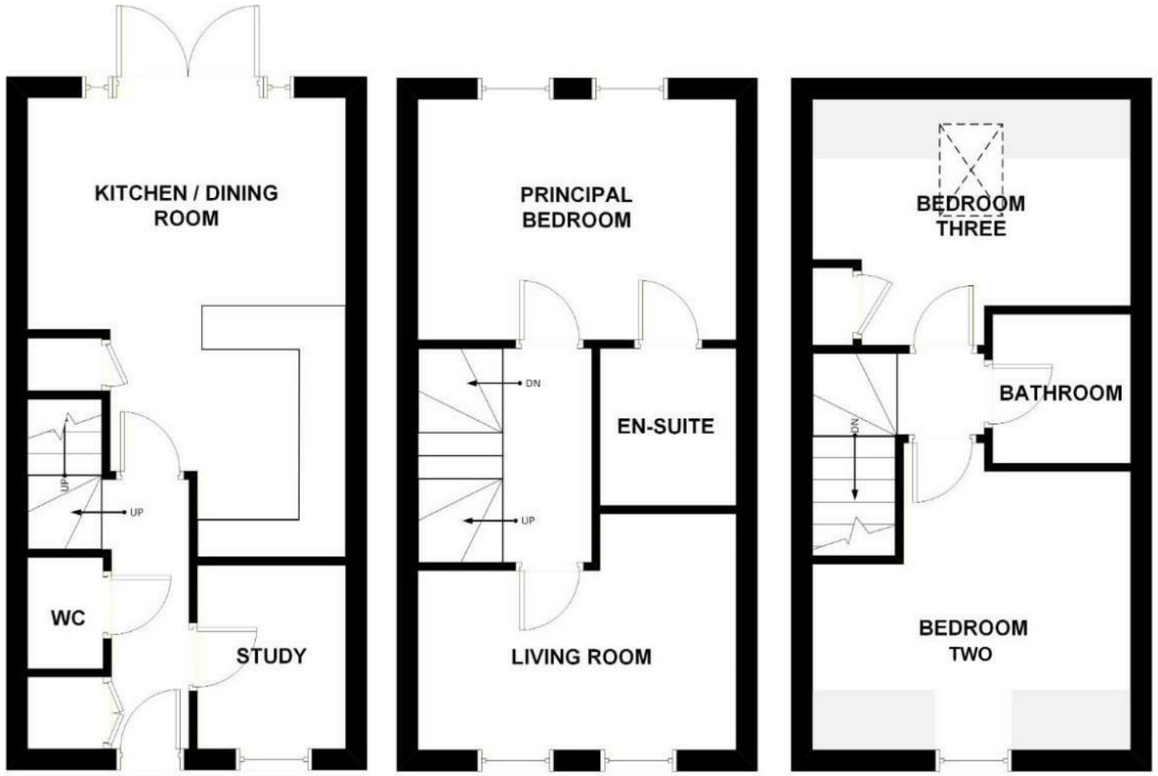


DANIEL BREWER
Bringing People and Property Together

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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

51 High Street
Great Dunmow
Essex, CM6 1AE

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

BLACKWATER DRIVE, DUNMOW

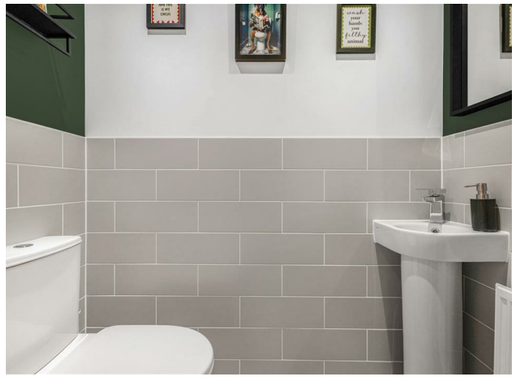
OFFERS OVER £415,000

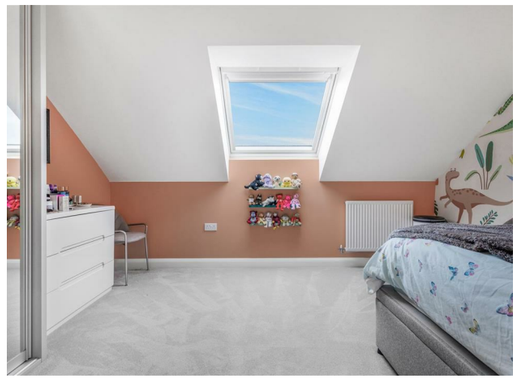
BLACKWATER DRIVE
DUNMOW

Nestled on the border of Dunmow in Blackwater Drive, this delightful semi-detached house offers a perfect blend of comfort and modern living. With three/four well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

On the ground floor the house boasts an open plan kitchen/dining room, a study, a cloakroom and an entrance hall with a coat cupboard, on the first floor is the principal bedroom with access to an en-suite and a living room/fourth bedroom. Finally on the second floor are two more bedrooms and a family bathroom.

Externally the property benefits from two driveway parking spaces and an enclosed rear garden. The location itself is a highlight, offering a friendly community atmosphere while being conveniently close to local amenities, schools, and transport links.





three-piece suite, low level WC, pedestal wash hand basin with mixer tap, panel enclosed bath with glass screen, mixer tap and shower attachment, laminate Amtico flooring, inset spotlights, extractor fan.

Driveway Parking
Block paved driveway parking for two vehicles

Gardens
Pedestrian access to the rear garden via wood panel gate, stone paved patio seating area and walkway leading to wooden shed, laid to lawn gardens with bordering flowerbed with various shrubs, all enclosed by wood panel fencing.

Additional Information
Originally a show home, Amtico laminate flooring throughout.

- **Semi-Detached Family Home**
- **Three/Four Bedrooms**
- **Open plan Living/Dining Area**
- **Study**
- **Laminate Amtico Flooring**
- **Ground Floor Bathroom**
- **En-Suite & Family Bathroom**
- **Town Location with Nearby Schools & Shop**
- **Enclosed Rear Garden**
- **Driveway Parking for Two Vehicles**

Entrance Hall
13'5" x 4'3" (4.1m x 1.3m)
Entrance via UPVC door with double glazed window, stairs to first floor landing, access to coat cupboard with utility box and shoe storage space, wall mounted radiators, inbuilt matted area, laminate Amtico flooring, ceiling mounted light fixtures, various power points. Doors to: WC. Living/Kitchen area, Study.

Study
8'10" x 5'10" (2.7m x 1.8m)
Double glazed UPVC window to front aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

WC
Corner pedestal wash hand basin with mixer tap, low level WC, wall mounted radiator, laminate Amtico flooring, partially tiled walls, inset spotlights, extractor fan.

Kitchen Area
12'9" x 10'2" (3.9m x 3.1m)
Various base and eye level units with marble effect worksurfaces over, one and half unit stainless steel sink with mixer tap, space for washer/dryer, integrated low level fan over, four ring gas hob with extractor fan overhead, integrated fridge freezer, integrated dishwasher, access to understairs storage, laminate Amtico flooring, inset spotlights, various power points.

Dining Area
12'9" x 9'10" (3.9m x 3.0m)
Double glazed UPVC French doors & windows to rear aspect, laminate Amtico flooring, wall mounted radiator, inset spotlights, ceiling mounted light fixture, TV point, various power points.

First floor landing
Carpeted stairs with timber banister and balustrade, stairway to second floor, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points. Doors to: Living room, Bedroom.

Living Room/Bedroom
12'9" x 12'1" (3.9m x 3.7m)
Double glazed UPVC window to front aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Principal Bedroom
12'9" x 9'10" (3.9m x 3.0m)
Double glazed UPVC windows to rear aspect, his & her wardrobes, wall mounted raidator, carpeted flooring, ceiling mounted light fixture, various power points. Door to: En-Suite.

En-Suite
Frosted double glazed UPVC window to side aspect, three-piece suite, low level WC, pedestal wash hand basin with mixer tap, tile enclosed shower with sliding glass door, wall mounted radiator, laminate flooring, partially tiled walls, inset spotlights, extractor fan, shaver port

Second floor landing
Carpeted stairway with timber banister and post and rail timber balustrade, access to loft, wall mounted radiator, ceiling mounted light fixture. Doors to: Bedroom Two, Bedroom Three, Family Bathroom.

Bedroom Two
12'9" x 11'5" (3.9m x 3.5m)
Double glazed Velux window to rear aspect, built-in wardrobe with sliding mirrored doors, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Bedroom Three
13'1" x 9'2" (4.0m x 2.8m)
Double glazed Dormer window to front aspect, access to over stairs storage, integrated mirrored wardrobe, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Family Bathroom
Double glazed UPVC frosted window to side aspect,