

DANIEL BREWER

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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.

DORSET CLOSE, HALSTEAD, ESSEX, CO9 1HF

£230,000



**DORSET CLOSE
HALSTEAD
ESSEX
CO9 1HF**

Situated in the sought-after market town of Halstead, this well-presented mid-terraced two-bedroom home is conveniently located within walking distance of the town centre and local amenities.

The ground floor offers a spacious lounge/diner and a fitted kitchen, providing a comfortable and practical living space. Upstairs, the property comprises two well-proportioned bedrooms and a family bathroom.

Externally, the home benefits from a private rear garden and a carport with space for two vehicles. The property is also offered with no onward chain, making it an ideal purchase for first-time buyers, investors, or those looking to move quickly.



**TOTAL APPROX. FLOOR
AREA: 620 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.



Lounge/Diner

16'4" x 12'5" (5.0m x 3.8m)

Entrance via UPVC door with frosted window, double glazed UPVC window to front aspect, carpeted stairs to first floor landing, wall mounted radiators, timber flooring, ceiling mounted light fixtures, various power points. Door to: Kitchen.

Kitchen

12'5" x 7'10" (3.8m x 2.4m)

UPVC door with frosted window to rear aspect, double glazed UPVC window to rear aspect, various base and eye level units with timber work surfaces over, single unit stainless steel sink with mixer tap, integrated oven with four ring hob & extractor fan overhead, timber parquet flooring, ceiling mounted spotlight array, various power points.

First Floor Landing

Carpeted stairway with timber banister and timber post and rail balustrade, carpeted flooring, ceiling mounted light fixtures. Doors to: Bedrooms & Family Bathroom.

Bedroom One

12'5" x 11'1" (3.8m x 3.4m)

Double glazed UPVC windows to front aspect, access to over stairs storage cupboard, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Bedroom Two

12'5" x 8'2" (3.8m x 2.5m)

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

- Located In The Popular Market Town Of Halstead
- Within Walking Distance To The Town Centre And Local Amenities
- Well-Presented Mid-Terraced Two-Bedroom House
- Spacious Lounge/Diner On The Ground Floor
- Fitted Kitchen
- Two Well-Proportioned Bedrooms On The First Floor
- Family Bathroom Serving Both Bedrooms
- Private Rear Garden Ideal For Outdoor Use
- Carport Providing Space For Two Vehicles
- Offered With No Onward Chain





Family Bathroom

Three-piece suite comprising, low level WC, pedestal wash hand basin with separate taps, UPVC bath with shower attachment, wood parquet flooring, partially tiled walls, wall mounted radiator, inset spotlights, shaver port.

Double Bay Carport & Gardens

The property benefits from a carport for two vehicles, block paved front garden, enclosed rear garden with pedestrian access, block paved patio with concrete path remainder laid to lawn all enclosed by wood panel fencing.

Town Summary

Nestled in the scenic Colne Valley, Halstead is an elegant market town that perfectly combines historic charm with modern convenience. The town boasts a wealth of period properties, stylish residences, and character-filled homes, many set on leafy streets within easy reach of the bustling High Street.

Halstead offers a refined lifestyle, with boutique shops, artisanal cafés, and well-regarded restaurants providing a sophisticated yet welcoming community atmosphere. The surrounding countryside and river paths offer scenic walks and cycling routes, ideal for those seeking tranquillity without sacrificing accessibility.

For families, Halstead is well-served with outstanding schools and leisure facilities, while its close-knit community regularly hosts cultural and recreational events. Commuters benefit from excellent road links via the A131 and A120, with Braintree station just a short drive away providing direct services to London Liverpool Street.

Additional Information

Furthermore, the property has just had a new boiler installed with a 10 year warranty and holds an up to date EICR certificate

