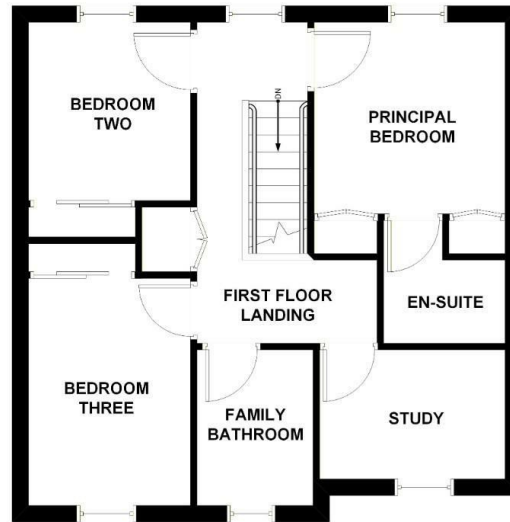


## DANIEL BREWER

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.



## THE STREET, HIGH RODING, DUNMOW

£595,000

### 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.

## THE STREET, HIGH RODING, DUNMOW

£595,000

- Three Double Bedrooms & A Nursery/Study
- Approximately 1421 Square Feet Of Accommodation
- Landscaped Gardens With Countryside Views
- Kitchen/Dining/Family Room
- En-Suite & Family Bathroom
- Link-Detached New Build Family Home
- Carport With Driveway Parking
- Living Room With Bay Window
- Utility Room & Cloakroom
- High Specification Finish

Situated in the highly sought-after village of High Roding, this substantial three double bedroom link-detached new-build family home is one of just five exclusive homes and has been finished to a high specification throughout.

The ground floor offers well-planned accommodation comprising an inviting entrance hall, a spacious living room with an attractive bay window, and an impressive open-plan kitchen/dining/family room featuring bi-folding doors opening onto the rear garden. A separate utility room and cloakroom complete the ground floor.

To the first floor are three generous double bedrooms, including a principal suite with en-suite shower room, along with a contemporary family bathroom and a well placed study/nursery.

Externally, the property benefits from a landscaped rear garden enjoying views over open countryside, as well as a carport and driveway parking.

**Entrance Hall**

Accessed via a partly glazed front door:- herringbone style flooring with underfloor heating, stairs rising to the first floor landing, power points, inset spotlights, understairs storage cupboard, doors to.

**Cloakroom**

Concealed cistern W.C, wash hand basin with vanity unit below, herringbone style flooring with underfloor heating, inset spotlights, extractor fan.

**Living Room**

13'5" x 10'7" (4.09 x 3.23)  
Double glazed bay window to front aspect, herringbone style flooring with underfloor heating, inset spotlights, power points, T.V point.

**Kitchen/Dining/Family Room**

21'7" x 19'9" (6.58 x 6.03)  
Double glazed window to side aspect, roof lantern, bi-folding doors leading to the landscaped rear garden, base and eye level units with Quartz working surface over, complimentary island with Quartz working surface & breakfast bar, two inset Samsung ovens, electric hob with extractor over, inset sink with mixer taps & drainer, integrated fridge/freezer, integrated dishwasher, inset spotlights, T.V point, herringbone style flooring with underfloor heating, door to.

**Utility Room**

12'2" x 5'11" (3.72 x 1.82)  
Base and eye level units with Quartz working surface over, inset sink with mixer tap, space for washing machine, space for tumble dryer, herringbone flooring with underfloor heating, inset spotlights, extractor fan, door to carport, single doo leading to the rear garden.

**First Floor Landing**

Double glazed window to rear aspect, inset spotlights, radiator, power points, loft access, doors to.

**Principal Bedroom**

12'9" x 10'5" (3.9 x 3.19)  
Double glazed window to rear aspect, inset spotlights, radiator, power points, T.V point, door to.

**En-Suite**

Walk-in shower with glass enclosure, concealed cistern W.C, wash hand basin with vanity unit below, LED wall mounted vanity mirror, inset spotlights, extractor fan, part tiled walls, tiled flooring.

**Bedroom Two**

14'5" x 9'2" (4.4 x 2.8)  
Double glazed window to front aspect, inset spotlights, radiator, power points.

**Bedroom Three**

11'8" x 8'11" (3.57 x 2.73)  
Double glazed window to rear aspect, inset spotlights, radiator, power points.

**Study/Nursery**

10'6" x 6'10" (3.22 x 2.1)  
Double glazed window to front aspect, inset spotlights, radiator, power points.

**Family Bathroom**

Double glazed opaque window to front aspect, enclosed bath with mixer taps & shower over with glass screen, concealed cistern W.C, wash hand basin with vanity unit below, LED wall mounted vanity mirror, part tiled walls, tiled flooring, inset spotlights, extractor fan.

**Garden**

To the rear of the property is a porcelain patio area leading to the remainder lawn with views over open countryside to the rear. Side access is granted via a timber gate. The garden further benefits from external lighting, power points and water tap.

**Carport & Driveway**

To the front of the property is a block paved driveway leading to the carport with power and lighting. A single door provides access to the utility room.

**Additional Information**

The property benefits from air source heat pump heating, underfloor heating throughout the ground floor, electric underfloor heating to the bathrooms. Mains drainage & provisions for internet. The properties benefits from a 10 Year New Build Warranty.

**Village Overview**

High Roding is a highly desirable and picturesque Essex village offering an appealing blend of rural charm and modern convenience. The village enjoys a thriving

community hub with a popular local pub, welcoming café, hairdresser and dog-grooming services, all contributing to its warm and friendly atmosphere. The well-supported local cricket club provides a focal point for village life, offering social events and a real sense of community spirit throughout the year. Families are particularly drawn to the area thanks to the excellent local primary school nearby and the safe, village environment. Surrounded by open countryside and attractive walking routes, High Roding offers a peaceful lifestyle while remaining well connected to the amenities of Great Dunmow, Chelmsford and Bishop's Stortford. It is an ideal choice for buyers seeking a strong sense of community in a quintessential English village setting.

**Agents Notes**

The images are for Illustrative purposes only and are not of the property available.

THE STREET, HIGH RODING, DUNMOW

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