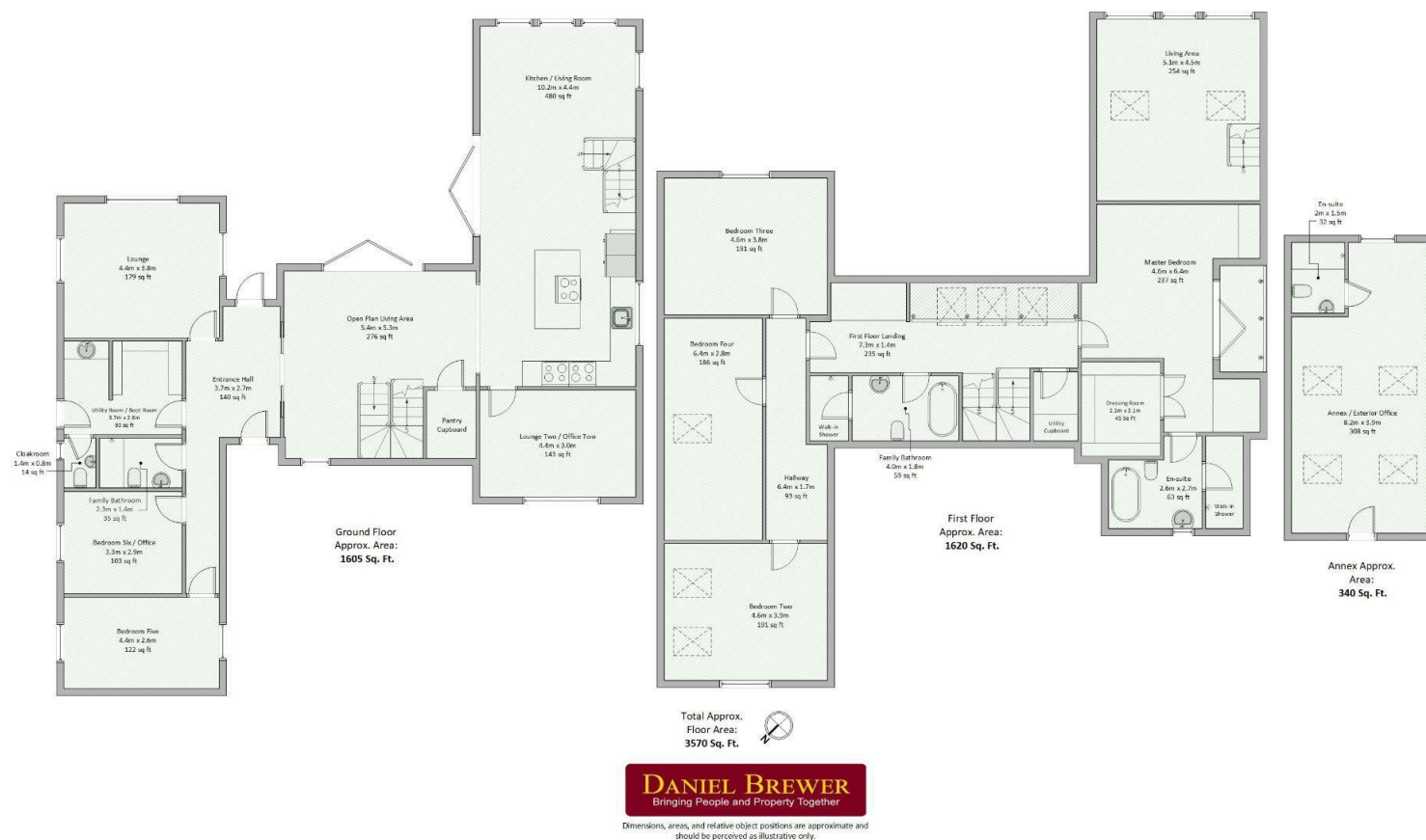


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DUCK STREET, LITTLE EASTON, DUNMOW

OFFERS OVER £1,450,000



DUCK STREET LITTLE EASTON DUNMOW

Built from the ground up in 2021, this truly amazing six bedroom detached family home is the perfect combination of quaint chocolate box village living twinned with the energy efficiency and hassle free benefits of a new build.

Unlike most new builds, this project has been a labour of love, offering over 3,500 square feet of luxurious and versatile living space, which is set in approximately an acre of secluded gardens.

You'll be greeted by electronic gates opening onto a 2000sq ft driveway, giving ample parking for 6 cars along with the double garage and storage room that has the benefit of a self-contained studio above it, making it an ideal annexe or home office.

As you enter the main house, the first thing that you notice are the beautiful polished concrete floors, the under floor heating is lovely to the foot in the winter months, and the double height ceilings with skylights flood the room with natural light.

Intended to be the current vendors forever home, no expense has been spared, whether it the bespoke fitted kitchen cabinetry with high end appliances or the huge dual aspect picture windows that frame the surrounding gardens, this property has been built with the future in mind, even down the layout offering the option to be separated in order to create separate living area for aging parents or family.

With the ground floor offering a huge open plan living space with bifold doors leading to a large porcelain terrace, you'll have the perfect place to host, and the children's playroom and cinema room offer the option for both adult and children's spaces.

Moving to the East wing, gives access to the cleverly designed second reception room, fifth bedroom, boot room bathroom and home office, which could easily be separated to give an independent living space, depending on the family's needs.

Twin staircases take you to the first floor where you'll find the snug, with triangular wall to wall glass, the perfect for sloping away after a hard day at





- Six Bedroom Detached Country Home
- Double Garage With Plant Room & Workshop
- Approximately An Acre Of Gardens
- High Specification Finish
- Contemporary Living Style
- Kitchen/Dining/Family Room & Two Receptions
- Utility Room & Boot Room
- Family Bathroom, Shower Room & Cloakroom
- Principal Bedroom With En-Suite/Dressing Room & Balcony
- 6 Year Warranty Remaining

Entrance Hall
12'1" x 8'10" (3.7 x 2.7)
Entrance via wood cladded solid wood door, polished concrete flooring, dual integral sliding doors to kitchen/living area, double glazed door to rear aspect, inset spotlights, various power points, underfloor heating. Doors to: shower room, utility room, lounge, bedroom five, and bedroom six/study.

Open Plan Living Area
17'8" x 17'4" (5.4 x 5.3)
Double glazed Window to front aspect, bi-folding doors to rear aspect patio, contemporary ceiling mounted light fixtures, inset spotlights, polished concrete flooring, various power points, stairs to first floor landing, door to pantry with various power points and inset spotlights, underfloor heating. Leading to:

Kitchen / Living Room
33'5" x 14'5" (10.2 x 4.4)
Three double glazed windows to side aspect, double glazed panoramic windows to rear aspect, bi-folding doors to rear aspect patio; kitchen with a range of base and eye level units with Corian work surfaces over, inset Corian sink with Quooker mixer tap over, integrated pantry cupboard, integrated fridge, integrated freezer, integrated dishwasher dual integrated raised electric ovens, hard wood island unit with stainless steel work surfaces and integrated storage, integral power sockets, five ring gas hob with integral recessed ceiling extractor fan unit, ceiling mounted light-bar, polished concrete flooring, inset spotlights, TV point, CAT6 ethernet, various power points, underfloor heating. Stairs to Living Area. Door to:

Lounge Two / Office Two
14'5" x 9'10" (4.4 x 3.0)
Double glazed square bay window to front aspect with windows seat, polished concrete flooring, inset spotlights, CAT6 ethernet, various power points, TV point, underfloor heating.

Lounge
14'5" x 12'5" (4.4 x 3.8)
Double glazed windows to side aspects, double glazed window to rear aspect, carpeted flooring, recess for wall mounted television and speaker bar, inset spotlights, CAT6 ethernet, various power points, TV point, underfloor heating.

Utility Room / Boot Room
12'1" x 8'6" (3.7 x 2.6)
Double glazed door to side aspect, base level units with composite work surfaces over, single integrated composite basin with stainless steel mixer tap and drainer unit, dressing area with floor to ceiling integrated wardrobes and low-level storage benching, polished concrete flooring, inset spotlights, various power points, underfloor heating. Door to:

Cloakroom
Frosted double glazed window to side aspect, low level WC, wall mounted wash hand basin with floating vanity unit and stainless-steel mixer tap over, polished concrete flooring, inset spotlights, underfloor heating.

Shower Room
Three-piece suite comprising of low-level WC, wall mounted wash hand basin with floating vanity unit and wall mounted stainless steel mixer tap over, fully tiled shower with glass door, handheld attachment and rainfall shower; polished concrete flooring, inset spotlights, extractor fan, underfloor heating.

Bedroom Six / Office
10'9" x 9'6" (3.3 x 2.9)
Double glazed window to side aspect, carpeted flooring, CAT6 ethernet, inset spotlights, various power points, TV point, underfloor heating.

Bedroom Five
14'5" x 8'6" (4.4 x 2.6)
Double glazed window to each side aspect, carpeted flooring, CAT6 ethernet, inset spotlights, various power points, TV point, underfloor heating.

First Floor Living Area
16'8" x 14'9" (5.1 x 4.5)
Access via timber stairway with glass post separators, double glazed panoramic windows to rear aspect, two double glazed roof light windows, carpeted flooring, ceiling mounted light fixture, CAT6 ethernet, various power points, TV point,

First Floor Landing
Access via timber stairway with glass post separators, three double glazed roof light windows to rear aspect, double glazed safety glass internal balcony overlooking ground floor living area, carpeted flooring, wall mounted vertical radiator, inset spotlights, integrated eves storage. Doors to: principal bedroom, family bathroom, utility cupboard, bedroom two, bedroom three, bedroom four.

Utility Room
Base level storage with composite work surfaces over, space for washing machine and dryer, tiled flooring, inset spotlights, extractor fan, various power points.

Principal Bedroom
20'11" x 15'1" (6.4 x 4.6)
Double glazed bi-folding doors to side aspect balcony boasting: external wall mounted lighting, stone slab paving, double glazed glass panelling with stainless steel hand rail; fitted dressing table, integrated walk-in wardrobe with various bespoke base and eye level storage, carpeted flooring, inset spotlights, wall mounted bedside light fixtures, various power points, integrated eves wardrobe, vertical wall mounted radiator, CAT6 ethernet, TV point. Door to:





En-Suite
Double glazed frosted window to front aspect, four-piece suite comprised of: low level WC, wash hand basin with free-standing vanity unit, stone resin surfaces, and mixer tap over, stone resin oval bath with mixer tap, walk in shower room with glass door, inset shelving, rainfall shower and handheld attachment; fully tiled walls, tiled flooring, inset spotlights, wall mounted light fixtures, extractor fan.

Family Bathroom
Four-piece suite comprised of: low level WC, stone resin wash hand basin with floating vanity unit, and wall mounted mixer tap over, stone resin oval bath with mixer tap, walk in shower room with glass door, inset shelving, rainfall shower and handheld attachment; fully tiled walls, wall mounted heated towel rail, tiled flooring, inset spotlights, extractor fan.

Bedroom Two
15'1" x 12'9" (4.6 x 3.9)
Two double glazed roof light windows to side aspect, double glazed window to front aspect, carpeted flooring, inset spotlights, various power points, CAT6 ethernet, TV point, vertical wall mounted radiator.

Bedroom Three
15'1" x 12'5" (4.6 x 3.8)
Double glazed window to rear aspect, carpeted flooring, inset spotlights, various power points, CAT6 ethernet, TV point, vertical wall mounted radiator.

Bedroom Four
20'11" x 9'2" (6.4 x 2.8)
Double glazed roof light window to side aspect, carpeted flooring, inset spotlights, various power points, CAT6 ethernet, TV point, vertical wall mounted radiator.

Annex / External Office
26'10" x 5'2" (8.2 x 1.6)
Accessed via solid wood door, double glazed window to rear aspect, two double glazed roof light windows to each side aspect, CAT6 ethernet, carpeted flooring, dual wall mounted radiators, dual eaves storage, various power points, inset spotlights, TV point. Door to:

En-Suite
Three-piece suite comprised of: low level WC, wall mounted wash hand basin with stainless steel mixer tap and splashback tiling, glass enclosed shower with rainfall and handheld attachments; tiled flooring, extractor fan, inset spotlights.

Exterior
The property boasts ample parking for multiple vehicles to the front aspect, cladded double garage with secure workshop with power and lighting, external lighting, and access to first floor annex via external steel stairs.

Gardens

Set within approximately one acre of grounds, the property boasts a plentiful natural lawn, wraparound stone paving leading to spacious rear aspect decking area.

