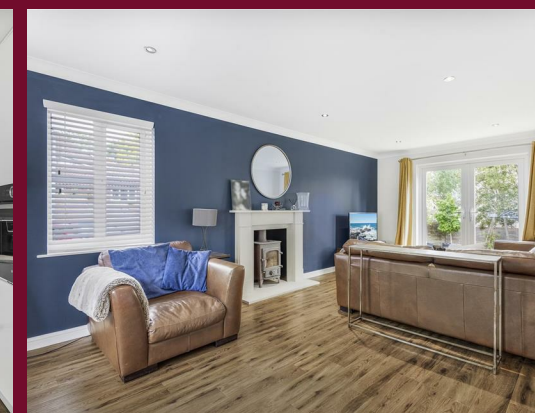


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Disclaimer

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.

GODFREY WAY, DUNMOW

OFFERS OVER £550,000

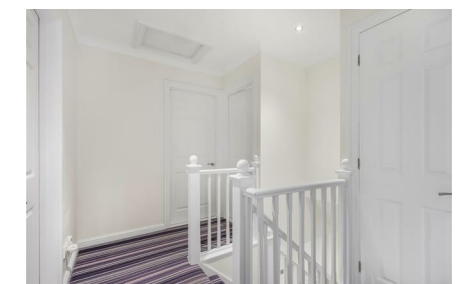


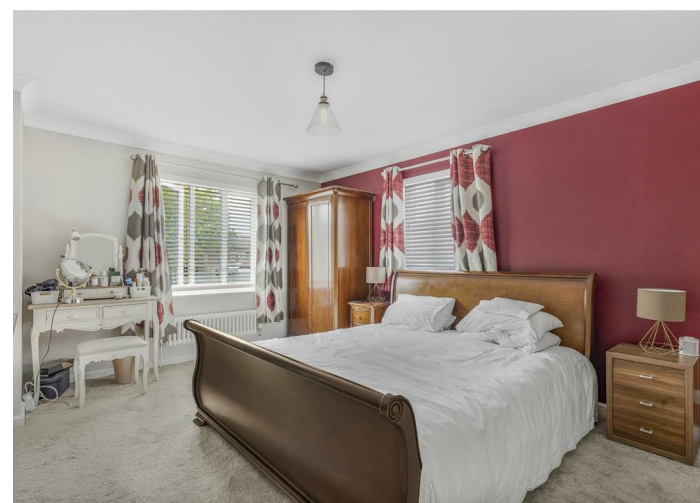
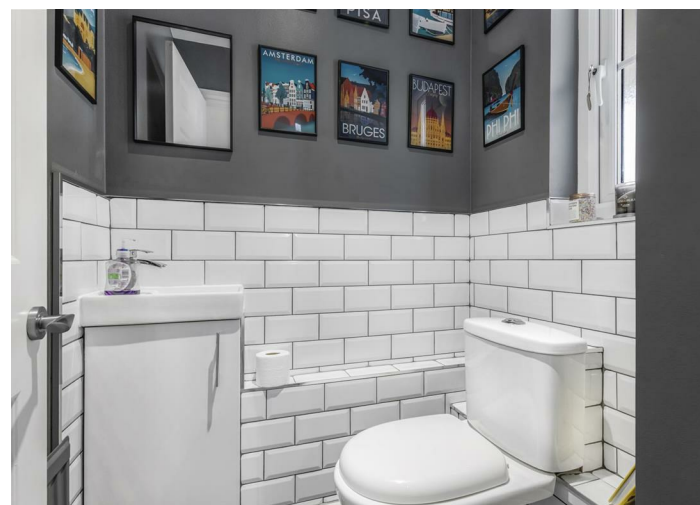
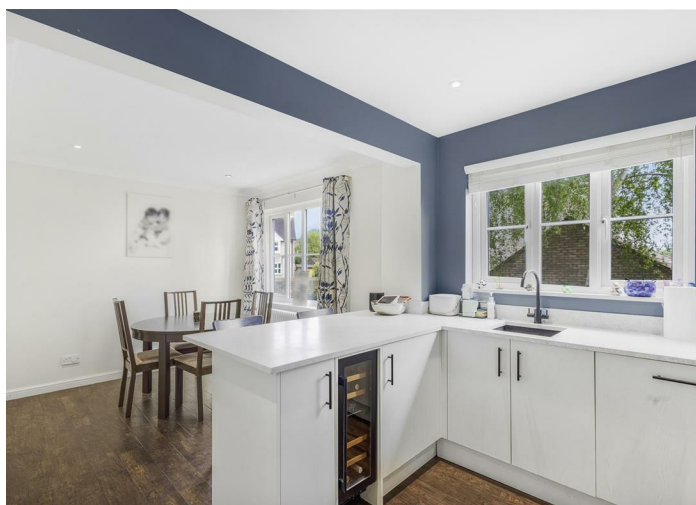
GODFREY WAY DUNMOW

Located on a popular and quiet residential road in the sought-after market town of Great Dunmow, this immaculately presented four-bedroom detached family home offers spacious and versatile accommodation throughout.

The ground floor comprises a large living room, study, kitchen/dining room, utility room and cloakroom, providing an excellent layout for modern family living. To the first floor, there are four well-proportioned bedrooms, including a principal bedroom with en-suite, alongside a family bathroom.

Externally, the property benefits from a generous rear garden, a double garage and driveway parking, making it an ideal home for families seeking space, practicality and a convenient town location.





Double Garage & Driveway Parking

The property has a driveway providing off street parking for multiple vehicles, leading to the double garage with up-and-over aluminium doors, power, lighting, and eaves storage.

Village Location

This market town of Great Dunmow is a bustling town full of independent shops, restaurants and public houses/bars. The town centre is full of historic buildings with some stunning seating areas which include the renowned "Doctors Pond" at Talberds Ley. Some of Great Dunmow's facilities include:- leisure centre, various additional gyms, supermarkets, fantastic primary & secondary schools, parks and much more. The town offers fantastic transport links to Stansted Airport, Chelmsford City and Bishop's Stortford. The town is well known for its four-yearly ritual of the "Flich Trials", famously mentioned in Chaucer's The Canterbury Tales. Couples must convince a jury of six local bachelors and six local maidens that they have never wished themselves un-wed for a year and a day. If successful the couple are paraded along the High Street and receive a flich of bacon.

Additional Information

Mains waste water drainage, gas central heating, fibre to the premises internet available, freehold title.

- **Detached Family Home**
- **Four Bedrooms**
- **Open Plan Kitchen / Dining Room**
- **Utility Room & Cloakroom**
- **Large Living Room**
- **Study**
- **En-Suite & Family Bathroom**
- **Walking Distance To Town Centre**
- **Generous Rear Garden**
- **Double Garage with Driveway Parking**

Entrance Hall

12'1" x 9'2" (3.7m x 2.8m)

Entrance via timber door to front aspect, Karndean flooring, wall mounted radiator, access to under stairs storage, stairs to first floor, inset spotlights, various power points. Doors to: Study, Cloakroom, Utility Room, Living Room, Kitchen / Dining Room.

Cloakroom

Double glazed UPVC window to side aspect, low level WC, vanity wash hand basin with mixer tap; partly tiled walls, Karndean flooring, inset spotlights.

Study

7'10" x 7'6" (2.4m x 2.3m)

Two double glazed UPVC windows to side aspect, wall mounted radiator, Karndean flooring, ceiling mounted light fixture, various power points.

Utility Room

7'6" x 5'2" (2.3m x 1.6m)

Double glazed UPVC door to side aspect, various base and eye level units with wood effect work surfaces, single unit sink with mixer tap and drainer unit; access to boiler, space for washing machine and separate tumble dryer, splash back tiling, wall mounted radiator, inset spotlights, various power points.

Living Room

21'3" x 12'1" (6.5m x 3.7m)

Double glazed UPVC square bay window to front aspect, UPVC double glazed window to side, UPVC French doors to rear aspect; two wall mounted radiators, Karndean flooring, log burner with sandstone hearth and mantelpiece, inset spotlights, various power points, TV point.

Dining Area

9'10" x 8'10" (3.0m x 2.7m)

Double glazed UPVC window to rear aspect, wall mounted radiator, Karndean flooring, inset spotlights, various power points. Opening to:

Kitchen

10'2" x 7'10" (3.1m x 2.4m)

Double glazed UPVC window to rear aspect, various base and eye level units with Acrylic composite work surfaces over, two integrated fan ovens, integrated microwave, four ring gas hob with extractor fan overhead, integrated dishwasher, space for drinks refrigerator, integrated fridge/freezer; breakfast bar seating for two/three people, Karndean flooring, inset spotlights, various power points.

First Floor Landing

9'2" x 5'10" (2.8m x 1.8m)

Access via carpeted stairs with timber banisters, carpeted flooring, access to loft, access to airing cupboard, inset spotlights, various power points. Doors to: Principal Bedroom, Bedroom Two, Bedroom Three, Bedroom Four, Family Bathroom.





Principal Bedroom
 14'9" x 12'1" (4.5m x 3.7m)
 Double glazed UPVC windows to front and side aspects, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points. Door to:

En-suite
 Double glazed UPVC window to front aspect, three-piece suite comprising: low level WC, wash hand oval basin with mixer tap, tiled enclose shower with glass door; tiled flooring, partly tiled walls, wall mounted heated towel rail, shaver port, inset spotlights, extractor fan.

Bedroom Three
 12'1" x 8'2" (3.7m x 2.5m)
 Double glazed UPVC window to rear aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Bedroom Two
 12'1" x 8'10" (3.7m x 2.7m)
 Double glazed UPVC window to rear aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Bedroom Four / Dressing Room
 10'5" x 8'10" (3.2m x 2.7m)
 Double glazed UPVC windows to side and rear aspects, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Family Bathroom
 Double glazed UPVC window to rear aspect, three-piece suite comprising: combined wash hand basin and vanity unit with WC adjoining, tiled enclose bath with mixer tap, glass screen and shower overhead; tiled flooring, partly tiled walls, wall mounted heated towel rail, shaver port, inset spotlights.

Gardens
 The property enjoys a beautifully landscaped rear garden, thoughtfully arranged over split levels to create a variety of usable outdoor spaces. A generous lawn sits at the centre, bordered by raised sleeper beds, mature trees and established planting, giving the garden an attractive and leafy feel.

There is a spacious paved patio area, ideal for outdoor dining and entertaining, along with a separate decked section providing an additional seating or play area. The garden is enclosed by fencing and brick walling, with mature greenery offering a pleasant sense of screening and privacy.

French doors from the rear of the house open out towards the garden, creating an easy flow between the indoor living space and the outside areas. Well maintained and family-friendly, the garden offers an excellent balance of lawn, seating areas and mature planting.

