

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

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GUELDER ROSE, DUNMOW

£450,000



GUELDER ROSE DUNMOW

Daniel Brewer are pleased to market this three bedroom semi-detached family home located on the desirable Woodlands Park development within walking distance to the town centre. In brief the accommodation on the ground floor comprises:- entrance hall, kitchen/dining room, living room, study and a cloakroom. On the first floor there are three bedrooms, en-suite facilities to bedroom one and family bathroom. Externally there is a secluded rear garden, driveway parking and single garage.

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. The town offers fantastic transport links to Stansted Airport, Chelmsford City and Bishop's Stortford.





- **Three Bedroom Semi-Detached Family Home**
- **Kitchen/Dining Room**
- **Living Room**
- **Study**
- **Cloakroom**
- **En-Suite Facilities**
- **Family Bathroom**
- **Single Garage & Driveway Parking**
- **Secluded Rear Garden**
- **Desirable Development**

Entrance Hall

Entered via front door, doors leading to:-

Living Room

17'11" x 10'4" (5.47 x 3.16)

French Doors to rear aspect, window to front aspect.

Kitchen/Dining Room

17'11" x 17'0" (5.475 x 5.186)

Partly glazed door to rear aspect leading to rear garden, window to front aspect, fitted with a range of eye and base level units with working surface over, integrated fridge/freezer, integrated oven & grill, inset four ring gas hob with extractor fan over, inset sink and drainer unit with mixer tap over, integrated dishwasher, integrated washing machine.

Study

6'7" x 8'0" (2.01 x 2.45)

Window to rear aspect.

Cloakroom

Opaque window to front aspect, fitted with a wall mounted wash hand basin with mixer tap and vanity unit, low level W.C.

Bedroom One

17'11" x 10'4" (5.47 x 3.16)

Window to front aspect, range of fitted wardrobes, door leading to:-

En-Suite

7'1" x 6'1" (2.16 x 1.86)

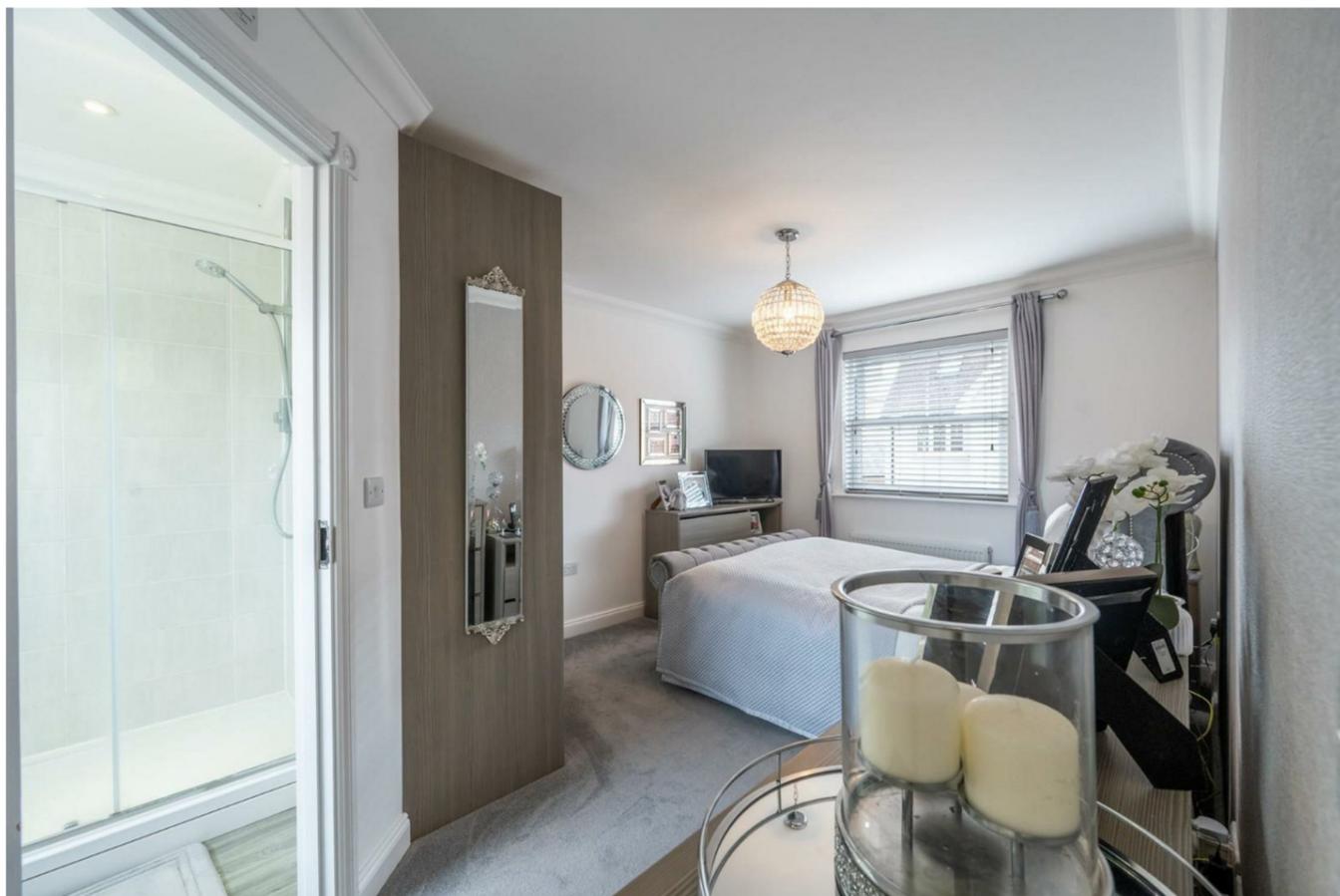
Opaque window to rear aspect, fitted with a tiled shower cubicle with glass enclosure, wash hand basin with vanity unit, low level W.C.

Bedroom Two

12'2" x 15'7" (3.72 x 4.76)

Window to front, window to side aspect, range of fitted wardrobes.





Bedroom Three

12'0" x 10'0" (3.66 x 3.06)

Window to front aspect,

Family Bathroom

Opaque window to rear aspect, fitted with a panel enclosed bath, wash hand basin with vanity unit, low level W.C.

Driveway Parking

Suitable for one vehicle.

Single Garage

With up and over door, power and lighting.

Secluded Rear Garden

The garden is made up of two seating area, a patio area directly to the rear of the property with a further decked area to the side. The remainder is made up of laid lawn and two sheds.

