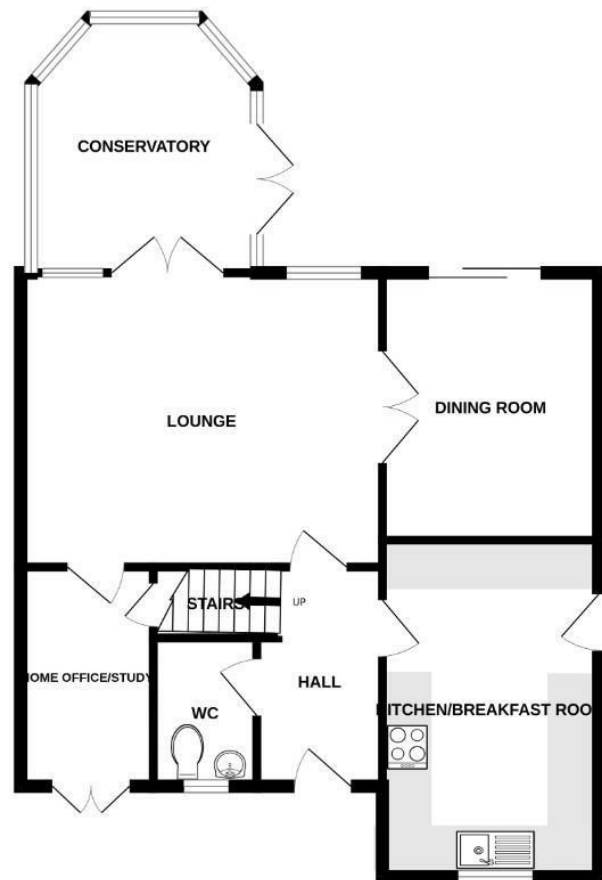
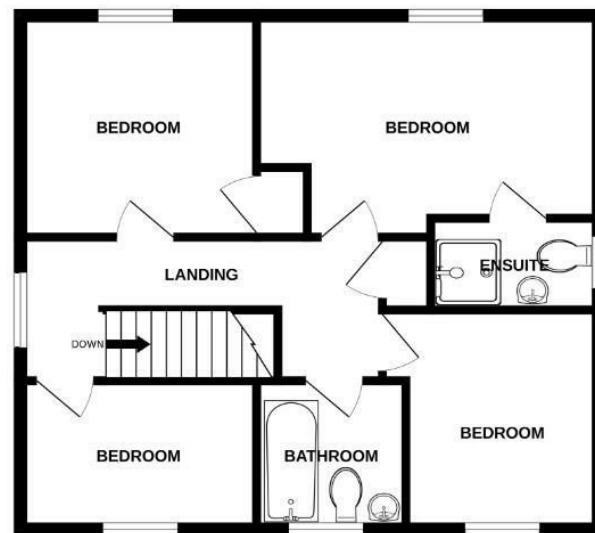




GROUND FLOOR
721 sq.ft. (67.0 sq.m.) approx.



1ST FLOOR
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 1299 sq.ft. (120.7 sq.m.) approx.
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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.

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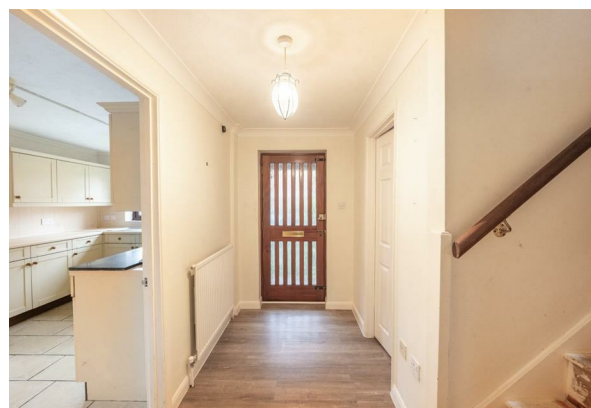


CLARE COURT, THAXTED, DUNMOW, ESSEX, CM6 2RN

OFFERS OVER £400,000



CLARE COURT
THAXTED
DUNMOW
ESSEX
CM6 2RN



****No Onward Chain*** Located in a quiet cul-de-sac in the historic market town of Thaxted is this substantial four bedroom detached family home in need of modernisation. The ground floor accommodation comprises:- lounge, dining room, kitchen/breakfast room, home office/study, conservatory, cloakroom and entrance hall. On the first floor are four bedrooms with en-suite facilities to the principal bedroom and a family bathroom. Externally the property boasts front & rear gardens, a single garage and driveway parking.*



Entrance Hall

Accessed via front door, radiator, wood effect flooring, radiator, power points, stairs rising to the first floor landing, doors to.

Cloakroom

UPVC double glazed opaque window to front aspect, W.C, radiator, wood effect flooring.

Kitchen/Breakfast Room

14'8" x 9'0" (4.49 x 2.76)

UPVC double glazed window to front aspect, base and eye level units with working surface over, inset 1 1/2 bowl sink with drainer unit & filter tap, space for freestanding cooker, space for fridge/freezer, tiled flooring, power points, part tiled walls, single door to side aspect.

Lounge

16'2" x 12'7" (4.94 x 3.84)

UPVC double glazed window to rear aspect, feature fireplace, radiator, power points, T.V point, French doors to conservatory, door to study, opening to.

Dining Room

12'4" x 8'1" (3.76 x 2.47)

Sliding doors to the rear garden, radiator, power points.

Study

10'2" x 5'10" (3.11 x 1.78)

UPVC double glazed French doors leading to a front courtyard, radiator, power points, understairs storage cupboard.

Conservatory

11'1" x 9'10" (3.38 x 3.02)

Windows to multiple aspects, French doors leading to the rear garden.

Single Garage With Driveway Parking

To the side of the property is a detached single garage with up & over door, power, lighting, pitched roof for storage and single door to side aspect. to the front of the garage is driveway parking.

Town Summary

The Medieval market town of Thaxted is steeped in history and retains an abundance of character to this day. The town boasts three public houses, various restaurants, a bakery, petrol station and various independent shops. Some of the beautiful landmarks Thaxted has to offer include the stunning Guild Hall, Thaxted Parish Church, and John Webbs Windmill. Thaxted is approximately seven miles from the popular town of Saffron Walden and approximately six miles from the bustling market town of Great Dunmow.

- Four Bedrooms
- Detached Family Home
- Single Garage With Driveway Parking
- Front & Rear Gardens
- Quiet Cul-De Sac Location
- Walking Distance To Local Amenities
- Two Receptions & Study
- Kitchen/Breakfast Room
- En-Suite & Family Bathroom
- No Onward Chain





First Floor Landing

UPVC double glazed window to side aspect, power points, doors to.

Principal Bedroom

14'7" x 9'10" (4.47 x 3.01)

UPVC double glazed window to rear aspect, radiator, power points, door to.

En-Suite

UPVC double glazed opaque window to side aspect, enclosed shower cubicle with glass enclosure, wash hand basin with vanity unit below, W.C, heated towel rail, part tiled walls, tiled flooring, inset spotlights.

Bedroom Two

10'2" x 10'5" (3.1 x 3.19)

UPVC double glazed window to rear aspect, radiator, power points, built-in wardrobe.

Bedroom Three

2.96 x 2.4

UPVC double glazed window to front aspect, radiator, power points.

Bedroom Four

9'8" x 6'5" (2.97 x 1.97)

UPVC double glazed window to front aspect, radiator, power points.

Bathroom

UPVC double glazed opaque window to front aspect, enclosed bath with mixer taps & shower attachment, W.C, wash hand basin with pedestal, radiator, part tiled walls, tiled flooring, inset spotlights, extractor fan.

Front & Rear Gardens

To the rear of the property is a patio area leading to lawn with a variety of mature trees & shrubs. Side access is granted via a timber gate. To the front of the property is an enclosed courtyard garden. The remainder of the frontage is well stocked with plants and a paved pathway provides access to the front door & storm porch.

