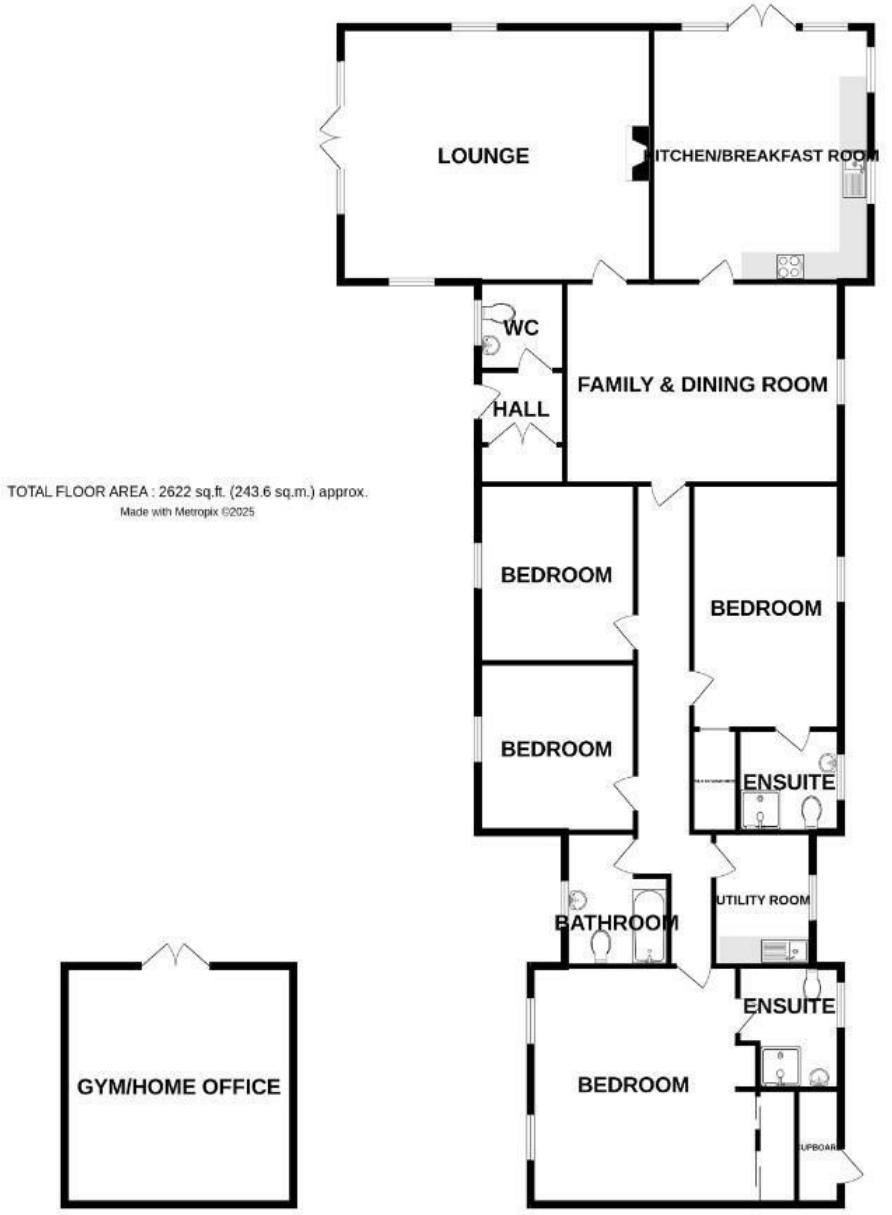


# DANIEL BREWER

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GROUND FLOOR  
2622 sq.ft. (243.6 sq.m.) approx.



TOTAL FLOOR AREA : 2622 sq.ft. (243.6 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



BURGATTES ROAD, LITTLE CANFIELD, DUNMOW, ESSEX,  
CM6 1FW  
OFFERS OVER £725,000



## BURGATTES ROAD LITTLE CANFIELD DUNMOW

\*\*\*2622 Square Feet Of Accommodation\*\*\*Conveniently placed on Burgattes Road on the popular Priors Green development, this impressive detached bungalow offers a perfect blend of space, comfort, and modern living. Set within a generous plot, the property boasts a secure gated frontage, ensuring both privacy and convenience.

Upon entering, you are welcomed into a spacious entrance hall that leads a well-appointed dining room ideal for entertaining and a conveniently placed cloakroom. The lounge provides a warm and inviting atmosphere with a central fireplace. The heart of the home is undoubtedly the kitchen/breakfast room, which is designed for both functionality and style, complemented by a utility room for added convenience.

This bungalow features four generously sized double bedrooms, each designed with comfort in mind. Two of the bedrooms benefit from en-suite facilities, providing a touch of luxury, while a family bathroom serves the remaining rooms.

Externally, the property is equally impressive, with wraparound gardens that offer ample outdoor space for leisure and recreation. The converted double garage, currently utilised as a gym, adds versatility to the property, catering to various lifestyle needs. Additionally, the gated driveway provides parking for up to four vehicles, making it ideal for families or those who enjoy entertaining guests.

With a complete onward chain, this substantial bungalow is ready for its new owners to move in and make it their own.





#### Entrance Hall

Full height UPVC double glazed windows to front aspect, tiled flooring, radiator, power points, built-in storage cupboard, doors to dining room, door to.

#### Cloakroom

UPVC double glazed opaque window to front aspect, W.C, wash hand basin with pedestal, heated towel rail, part tiled walls, tiled flooring.

#### Dining Room

19'8" x 14'11" (6 x 4.57)

UPVC double glazed window to rear aspect, wood effect flooring, radiator, power points, door to kitchen/breakfast room, door to inner hallway, door to.

#### Lounge

22'4" x 18'6" (6.81 x 5.65)

UPVC double glazed windows to multiple aspects, UPVC double glazed French doors leading to the rear garden, feature fireplace with inset wood burning stove, radiator, power points, wood effect flooring.

#### Kitchen/Breakfast Room

18'5" x 15'9" (5.63 x 4.81)

UPVC double glazed windows to side aspect, base level units with complimentary working surfaces and complimentary island, inset sink with mixer taps, range style cooker with extractor over, integrated dishwasher, space for American style fridge/freezer, inset spotlights, power points, wood effect flooring, radiator, UPVC double glazed French doors leading to the garden.

#### Inner Hallway

Power points, doors to.

#### Utility Room

7'1" x 9'3" (2.18 x 2.84)

UPVC double glazed window to rear aspect, base and eye level units with working surface over, inset sink with drainer unit, space for washing machine, space for tumble dryer, radiator, tiled flooring, power points.

#### Principal Bedroom

16'11" x 15'10" (5.18 x 4.84)

UPVC double glazed window to front aspect, a range of fitted wardrobes, inset spotlights, power points, T.V point, loft access, door to.

#### En-Suite

UPVC double glazed Opaque window to rear aspect, enclosed shower cubicle with glass enclosure, wash hand basin with vanity unit below, W.C, heated towel rail, fully tiled, inset spotlights.

- Four Double Bedrooms
- Detached Bungalow
- Two Generous Reception Rooms
- Kitchen/Breakfast Room
- Utility Room & Cloakroom
- Two En-Suites & Family Bathroom
- Gated Driveway Parking
- Converted Double Garage (Currently Used As a Gym)
- Wraparound Gardens
- Complete Onward Chain



**Bedroom Two**

16'4" x 10'6" (4.99 x 3.21)

UPVC double glazed window to rear aspect, radiator, power points, door to en-suite, opening to,

**Walk-in Wardrobe**

7'7" x 4'6" (2.32 x 1.38)

Inset spotlights, power points.

**En-Suite**

UPVC double glazed opaque window to rear aspect, walk-in enclosed shower cubicle with glass enclosure, W.C, wash hand basin with pedestal, heated towel rail, fully tiled walls, inset spotlights.

**Bedroom Three**

11'8" x 11'3" (3.56 x 3.45)

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

**Bedroom Four**

13'1" x 11'3" (4 x 3.44)

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

**Family Bathroom**

UPVC double glazed opaque window to rear aspect, enclosed bath with mixer taps & shower attachment, W.C, wash hand basin with pedestal, heated towel rail, inset spotlights, fully tiled.

**Gym (Converted Double Garage)**

16'2" x 16'2" (4.94 x 4.94)

UPVC double glazed French door leading to the rear garden, power points, lighting, wood effect flooring.

**Gardens**

The established wraparound gardens are mainly lawn with a variety of mature shrubs, trees and raised beds. A generous composite decked area is situated off the kitchen/breakfast room providing a convenient entertaining area. An additional patio seating area is accessed off the lounge. Side access is granted via a timber gate leading to the shingle driveway.

**Gated Driveway**

To the front of the property is a shingle driveway providing parking for multiple vehicles with a five bar timber and a variety of mature shrubs and trees.

