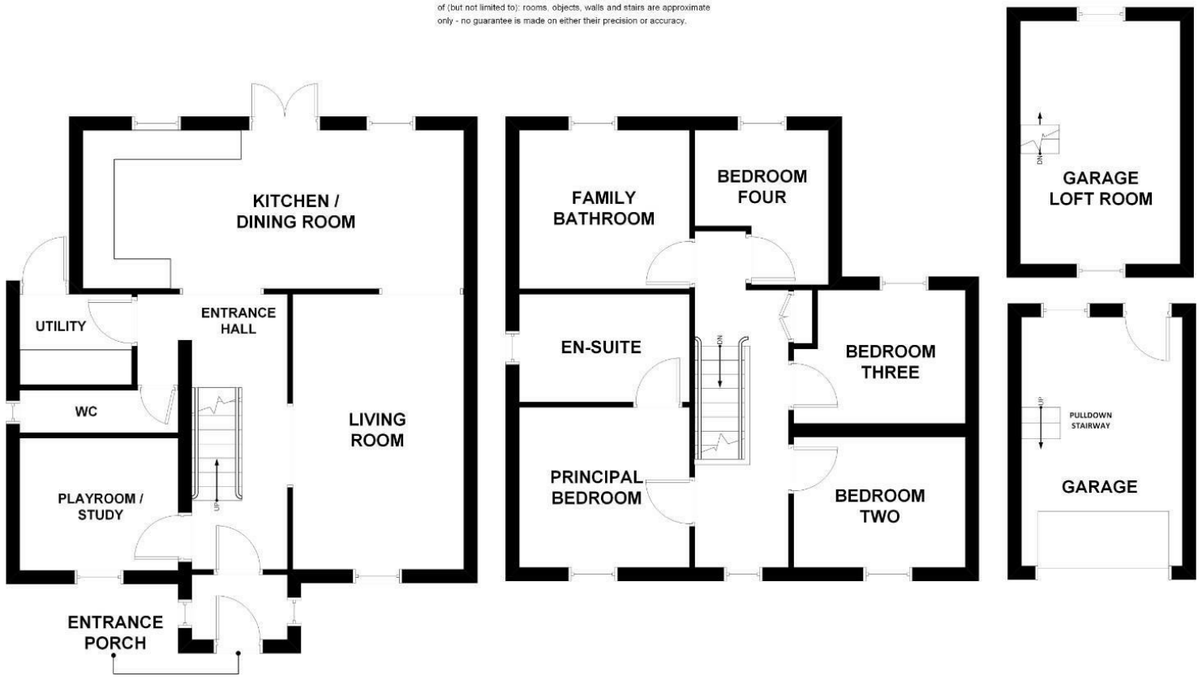
TOTAL APPROX. FLOOR
AREA: 2103 SQ. FT.

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

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BULLOCKS LANE, HOPE END, TAKELEY, BISHOP'S

OFFERS OVER £750,000

BULLOCKS LANE, HOPE END
TAKELEY
BISHOP'S STORTFORD

Daniel Brewer are pleased to market this well presented four bedroom detached country home in the quiet hamlet of "Hope End Green". In brief the accommodation on the ground floor boasts an entrance porch, entrance hall, playroom/study, living room, kitchen/dining/family room, living room, utility room and cloakroom. On the first floor there are four double bedrooms with an en-suite to the principal and a family bathroom. Furthermore the loft of the garage has been converted into a further room. Externally the property benefits from a grass frontage, an oversized single garage, stone shingle driveway parking for multiple vehicles, and an enclosed unoverlooked South facing rear garden with a summerhouse.

Single Garage & Driveway Parking
Powered single garage with converted second floor, accessed via stone shingle driveway parking for multiple vehicles.

Studio Above Garage
18'4" x 11'1" (5.6m x 3.4m)
Triple glazed timber windows to front & rear aspect, linked to main building's central heating, Pergo laminate flooring, T.V point, ceiling mounted light fixture, various power points.

South Facing Rear Garden & Frontage
To the front of the property, a lawn is complemented by stone shingle borders and a patio area. At the rear, a welcoming patio space perfect for outdoor seating and dining is present with a flagstone path leading to a timber summer house, and a well-maintained lawn with planters and flowerbeds. The South facing rear garden is enclosed by timber panel fencing for privacy and is unoverlooked.

Additional Information
Freehold, fibre internet to the premises, oil fired central heating.

- **Four Bedroom Detached Family Home**
- **Three Reception Rooms**
- **Kitchen/Dining Room**
- **Cloakroom & Utility Room**
- **En-Suite & Family Bathroom**
- **Studio Above Garage**
- **Summer House Outbuilding**
- **Playroom/Study & Living Room**
- **Generous Unoverlooked South Facing Garden**
- **Oversized Garage With Driveway Parking for Multiple Vehicles**

Entrance Porch
5'6" x 4'7" (1.7m x 1.4m)
UPVC front door to front aspect, triple glazed windows to side aspects, carpeted flooring, ceiling mounted light fixture, various power points. Glazed door to: Entrance Hall.

Hallway
20'0" x 10'2" (6.1m x 3.1m)
Stairs to first floor landing, wall mounted radiator, Pergo laminate flooring, ceiling mounted light fixtures, various power points. Access to: Playroom, Cloakroom, Living Room, Kitchen, Utility.

Playroom/Study
12'1" x 9'6" (3.7m x 2.9m)
Triple glazed timber windows to front aspect, wall mounted radiator, Pergo laminate flooring, ceiling mounted light fixture, various power points.

Cloakroom
Frosted triple glazed timber window to side aspect, low level WC, wall mounted wash hand basin with mixer tap, wall mounted radiator, Pergo laminate flooring, ceiling mounted light fixture.

Utility Room
8'6" x 6'6" (2.6m x 2.0m)
Triple glazed door to rear aspect, various base and eye level units with timber effect worksurfaces over, one and a half unit ceramic sink with mixer tap and drainer unit, space for washing machine, space for fridge freezer, splashback tiling, water softener, wall mounted radiator, Pergo laminate flooring, ceiling mounted light fixture, various power points, extractor fan.

Kitchen/Dining Room
27'6" x 11'5" (8.4m x 3.5m)
Triple glazed timber French doors to rear aspect, triple glazed timber windows to rear aspect, Velux windows to side aspect, various base and eye level units with timber effect worksurface over, Rangemaster three compartment oven and five ring electric hob with extractor fan overhead, integrated dishwasher, integrated half height fridge & separate freezer, inset Villeroy & Boch butler style two unit sink with drainer unit and mixer tap. space for dining table, wall mounted radiators, Pergo laminate flooring, inset spotlights, various power points. John Lewis kitchen.

Living Room
19'8" x 12'1" (6.0m x 3.7m)
Triple glazed timber windows to front aspect, wall mounted radiators, Pergo laminate flooring, ceiling mounted light fixture, wall mounted light fixtures, various power points.

First Floor Landing
23'7" x 6'6" (7.2m x 2.0m)
Triple glazed timber window to front aspect, carpeted stairway with timber handrail, post & rail timber balustrade, access to full height double storage cupboard, access to loft, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points. Doors to: Bedrooms, Family Bathroom.

Principal Bedroom
13'1" x 12'1" (4.0m x 3.7m)
Triple glazed timber window to front aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points, T.V point.

En-Suite
Frosted triple glazed timber window to side aspect, three-piece suite, low level WC, pedestal wash hand basin with mixer tap, tile enclosed shower with sliding glass door and extractor fan, wall mounted radiator, partially tiled walls, tiled flooring, wall mounted light fixtures, shaver port.

Bedroom Two
12'1" x 9'10" (3.7m x 3.0m)
Triple glazed timber window to front aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points, T.V point.

Bedroom Three
12'1" x 9'10" (3.7m x 3.0m)
Triple glazed timber window to rear aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points, T.V point.

Bedroom Four
11'5" x 9'10" (3.5m x 3.0m)
Triple glazed timber window to rear aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points, T.V point.

Family Bathroom
Triple glazed timber window to rear aspect, four-piece suite, low level WC, panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, tile enclosed shower with sliding glass door, wall mounted radiator, inset spotlights, shaver port, extractor fan.