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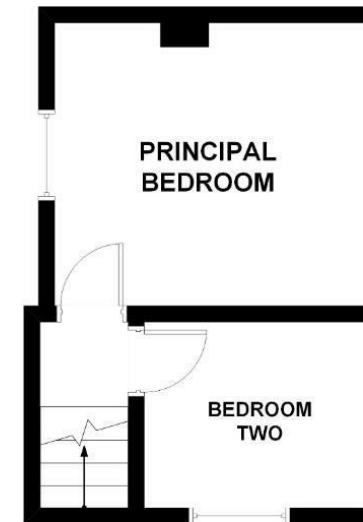
DUNMOW ROAD, GREAT BARDFIELD, BRAINTREE

OFFERS OVER £350,000



**DUNMOW ROAD
GREAT BARDFIELD
BRAINTREE**

Located in the thriving village of Great Bardfield is this Grade II Listed two bedroom semi-detached thatched cottage boasting a enclosed rear garden and additional external garden room. Inside the accommodation on the ground floor comprises: Side entrance porch, kitchen, inner hallway, family bathroom, and large living room. On the first floor are two bedrooms.



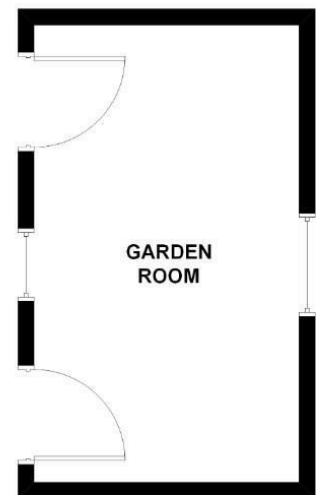
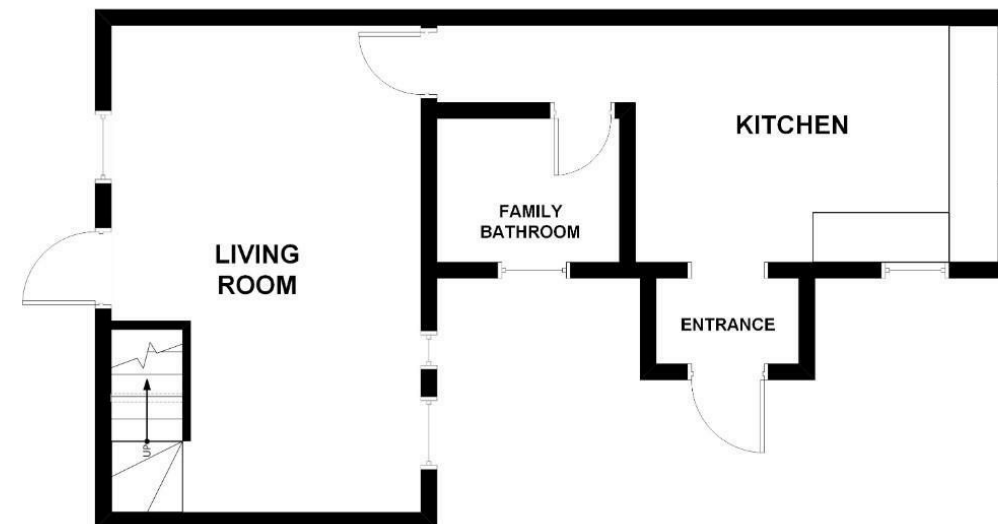
Total Approx.
Floor Area:
830 Sq. Ft.



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.





- **Semi-detached Cottage**
- **Decorated to a High Standard Throughout**
- **Two Bedrooms**
- **Living Room**
- **Exterior Garden Room with Electrics**
- **Sizeable Rear Garden**
- **High Specification Fitted Kitchen**
- **Modern Family Bathroom**
- **Desirable Village Location**
- **Grade II Listed**

Entrance Porch

5'10" x 3'7" (1.8m x 1.1m)

Access via partly glazed timber door, matted flooring, inbuilt shoe storage, and various coat racks, ceiling mounted light fixture.

Kitchen

14'9" x 9'6" (4.5m x 2.9m)

Double glazed timber windows to rear and side aspects, various base and eye level units with oak work-surfaces over: ceramic basin with mixer tap, integrated appliances including:-microwave oven, double oven, dishwasher, washing machine, fridge and freezer. Splash-back tiling, timber flooring, inset spotlights, ceiling mounted light fixture, various power points. Opening to:

Inner Hallway

8'2" x 3'3" (2.5m x 1.0m)

Oak flooring, access to loft area, inset spotlight, wall mounted radiator, various power points. Doors to: Family Bathroom, and Living Room.

Family Bathroom

7'6" x 5'10" (2.3m x 1.8m)

Frosted single glazed timber window to side aspect, three-piece suite comprising: low level WC, feature oak vanity unit with wash hand basin and mixer tap, panel enclosed shower with feature glass screen and rainfall head; tiled flooring, tiled walls, wall mounted heated towel rail, mirror, inset spotlight.

Living Room

12'5" x 19'8" (3.8m x 6.0m)

Single glazed windows to front and rear aspects, exposed timbers, carpeted flooring, access to under-stairs storage, brick built open fireplace with timber lintel, wall mounted radiator, fitted oak-top cupboard unit, wall mounted light fixtures, various power points.

First Floor Landing

7'2" x 3'7" (2.2m x 1.1m)

Access via carpeted stairs with timber hand rails, exposed timbers, carpeted flooring, ceiling mounted light fixture.





Principal Bedroom

12'5" x 11'5" (3.8m x 3.5m)

Single glazed timber dormer window to front aspect, carpeted flooring, access to wardrobes, bespoke shelving units, electric wall mounted radiator, exposed timbers, ceiling mounted light fixture, various power points.

Bedroom Two

8'10" x 7'6" (2.7m x 2.3m)

Timber single glazed window to side aspect, carpeted flooring, wall mounted radiator, exposed timbers, ceiling mounted light fixture, various power points.

Garden

With access granted via a side alley with iron gate, the property boasts a sizeable rear garden with cobblestone patio area with raised woodchip borders boasting low level hedges and trees. A flagstone pathway grants further access to a timber decked entertaining/seating area, surrounded by stone shingle and various mature flora. The flagstone path leads to the self contained garden room.

Garden Room

11'1" x 7'10" (3.4m x 2.4m)

Entrance via two timber doors to garden, double glazed timber windows to front and rear aspects, laminate wood flooring, access to fuse box, inset spotlights, various power points.

Additional Information

The property benefits from an electric combination boiler providing both hot water and heating; mains waste water drainage, a thatch combed and re-ridged in 2022, recently fitted kitchen, and renovated bathroom.

