



2 WEAVERS CLOSE

Dunmow, CM6 1FR

£375,000



COMMERCIAL | RESIDENTIAL | LETTINGS

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- Central Position within the Town Centre yet Quiet
- Three Bedrooms and First Floor Bathroom
- Thoughtfully Extended to Provide a Sitting Room
- Recently Installed Air Conditioning
- Good Quality Kitchen with Built in Appliances
- Driveway Parking for Two Cars
- Attractive Low Maintenance Garden
- Walk to All the Town's Amenities such as Restaurants and Shops





Property Description

THE PROPERTY

Superbly located three bedroom town centre property built around 13 years ago by Messrs Taylor Wimpey and is in a quiet yet central position.

The property has been thoughtfully extended to provide a further sitting area which is air conditioned with cool and hot air. The ground floor is mainly open plan with a quality kitchen comprising a 'Quartz' worktop and benefits from all appliances either built in or freestanding.

Externally the property has driveway parking for two cars with gated access leading to the rear which is attractively landscaped with artificial lawn, a patio area and timber storage shed.

and benefits from off street parking for two cars and an attractive garden.

THE LOCATION

This semi detached property is situated in a desirable area just off the town centre and is within easy reach of all the facilities that this thriving market town offers.

A good range of shopping and recreational facilities are provided in the large towns of Great Dunmow and Braintree.

There are a number of excellent schools in the area including two primary schools and secondary school in Great Dunmow, with independent schooling at Felsted. .

For the commuter there is access onto the A120 at Great Dunmow which links with the M11 to the west and there are train stations at Bishop's Stortford, Stansted Airport and Chelmsford with links to both London and Cambridge.

ENTRANCE HALL

Entrance door leading to :

Good sized cloaks cupboard, radiator, stairs to the first floor, door to ;

CLOAKROOM

window to the front, close coupled wc, pedestal wash basin,

radiator.

KITCHEN

14' 4" x 9' 2" (4.37m x 2.79m)

window to the front, range of base and eye level units with 'Quartz' worktops and under unit lights, integrated dishwasher and washing machine with free standing tumble dryer, wine fridge, microwave, 'American' style fridge/freezer and range style cooker and extractor over. Leading to ;

DINING AREA

15' 11" x 10' 3" (4.85m x 3.12m)

radiator open plan to ;

SITTING ROOM

15' 2" x 8' 7" (4.62m x 2.62m)

velux windows and two windows to the rear, 'French' doors to the garden. TV point, tall feature radiator, TV recess, downlighters, remote controlled air conditioning unit

providing cool and warm air.

FIRST FLOOR

LANDING

access to loft space which has a light and is partially boarded, doors to ;

BEDROOM 1

13' 10" x 10' 4" (4.22m x 3.15m)

two windows to rear, radiator, TV point, range of built in wardrobe cupboards, telephone point.

BEDROOM 2

11' 4" x 8' 5" (3.45m x 2.57m)

window to the front, radiator, cupboard housing gas boiler.

BEDROOM 3

10' 11" x 7' 2" (3.33m x 2.18m)

window to side, radiator.

BATHROOM

Three piece white suite comprising close coupled wc, pedestal wash basin, panel enclosed bath with electric shower over, extractor fan, tiled splashbacks, shaver point.

OUTSIDE

The property benefits from driveway parking for two cars with an attractive front. Gated access leads to the rear which is laid with artificial grass, patio, outside tap, outside lighting and a timber storage shed.

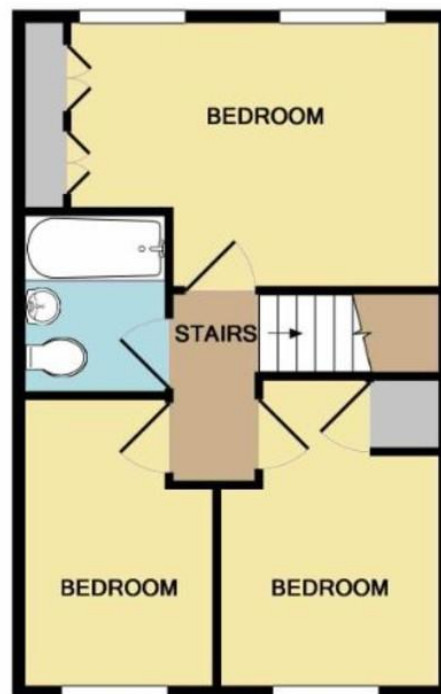
SERVICES

Gas central heating and mains water and electricity. The property has an annual service charge of around £78 which covers security lighting in the road some communal areas. All details should be checked via a purchaser and their lawyer prior to committing to purchase.





GROUND FLOOR



1ST FLOOR

COUNCIL TAX BAND

Tax band D

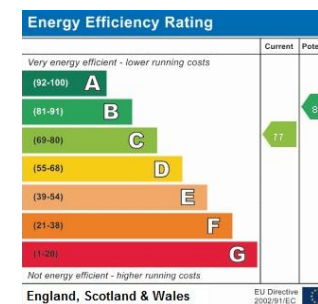
TENURE

Freehold

LOCAL AUTHORITY

Uttlesford District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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