



# 1 WARDER CLOSE

Dunmow, CM6 3TT

£450,000



COMMERCIAL | RESIDENTIAL | LETTINGS

[www.jamesandco.net](http://www.jamesandco.net)

- Four Bedrooms with En Suite
- Link Detached
- Lounge with Log Burner
- Fitted Kitchen with Separate Utility Area
- Dining Area and Sun Room
- Cloakroom
- Driveway Parking
- Home Office with WC (Converted from the garage)





## Property Description

### THE PROPERTY

Well located four bedroom modern property situated within a sought after location with a self contained home office.

This link-detached modern home has been well cared for by the current owners and comprises a lounge with a wood burning stove, separate dining area and cloakroom. The kitchen is well fitted and also has the benefit of a separate utility area.

A sun room leads onto the garden which is well landscaped and provides an extensive patio area with raised flower beds and lawned to the rear. The summerhouse has power and light connected and is currently used as a gym by the owners.

The garage has been professionally converted into a home office and benefits from a WC and can be used as a guest suite if required. The property has a driveway with parking for two cars with gated access leading to the rear.

On the first floor there are four bedrooms the master with an en-suite and a family bathroom.

Easy access onto the recreation ground which is ideal for dog and nature walks.

### THE LOCATION

This property is situated on a modern development constructed by Moody Homes and is located just off of 'Riverside' which is an established residential road with

access onto the park which provides nature and dog walk.

The Dunmow cricket ground is also on Riverside which provides a nice back drop as you approach the property.

There are footpaths providing access into the town centre providing 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 PORCH**

#### **CLOAKROOM**

#### **LOUNGE**

4.96m (16'3") x 4.04m (13'3") max

#### **DINING ROOM**

2.82m (9'3") x 2.38m (7'10")

#### **SUN ROOM**

#### **KITCHEN**

2.71m (8'11") x 2.49m (8'2")

#### **UTILITY ROOM**

2.49m (8'2") x 1.49m (4'11")

#### **FIRST FLOOR**

#### **LANDING**

#### **BEDROOM 1**

4.01m (13'2") x 2.78m (9'1")

#### **ENSUITE**

#### **BEDROOM 2**

3.47m (11'5") max x 2.78m (9'1")

#### **BEDROOM 3**

2.66m (8'9") x 2.18m (7'2") max

#### **BEDROOM 4**

2.31m (7'7") x 2.20m (7'2")

#### **FAMILY BATHROOM**

#### **OUTSIDE**

The property has driveway parking for two cars with gated access leading to the rear which is well landscaped to provide an extensive patio, raised flower beds and a lawned area.











The summerhouse has power and light and is currently used as a home gym.

### HOME OFFICE

3.72m (12'2") x 2.25m (7'5") with a separate cloakroom.

This professionally converted room was formally a single garage and of course can be converted back if required.

Currently used as a home office but of course could be used for a variety of uses such as guest accommodation.

### TENURE & INFORMATION

Freehold

Council Tax Band E.

**Ground Floor**  
Approx. 10.7 sq. metres (115.0 sq. feet)



**Total area: approx. 10.7 sq. metres (115.0 sq. feet)**

The sizes and floor plan shown is intended only as a guide, all sizes are approximate and cannot be relied upon as fact.  
Plan produced using PlanUp.

## COUNCIL TAX BAND

Tax band E

## TENURE

Freehold

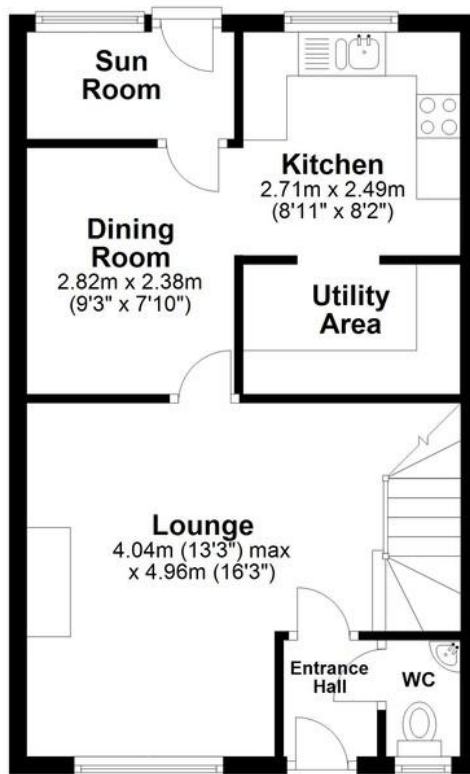
## LOCAL AUTHORITY

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 and 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

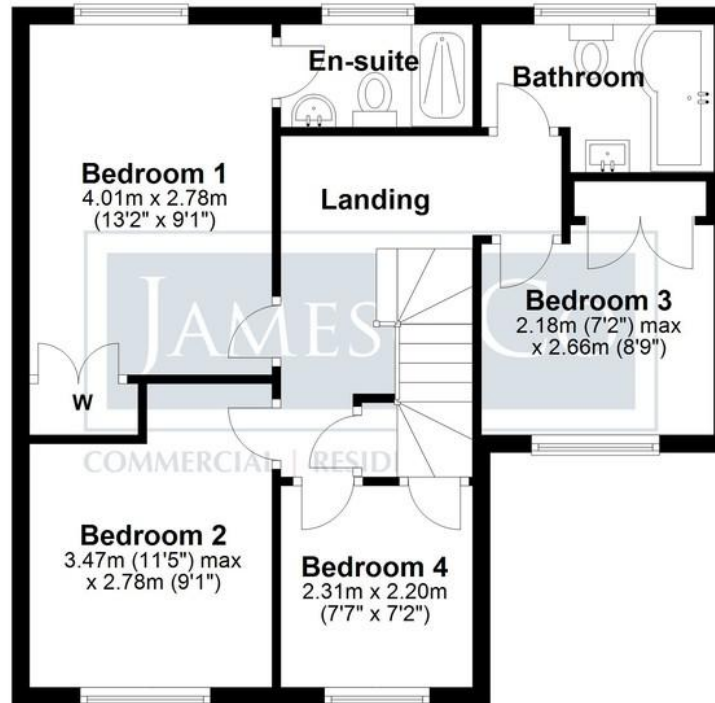
## Ground Floor

Approx. 41.5 sq. metres (446.8 sq. feet)



## First Floor

Approx. 51.4 sq. metres (553.6 sq. feet)



Total area: approx. 92.9 sq. metres (1000.4 sq. feet)

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