



## WINDMILL CLOSE, GREAT DUNMOW

GUIDE PRICE - £900,000

- 3/4 BEDROOM DETACHED HOUSE
- LARGE LIVING ROOM WITH FEATURE FIREPLACE
- KITCHEN DINER WITH FRENCH DOORS TO REAR
- SNUG AND HOME OFFICE/BEDROOM 4
- UTILITY ROOM
- EN-SUITE TO PRINCIPAL BEDROOM
- BUILT-IN STORAGE TO 2 BEDROOMS
- BEAUTIFUL REAR GARDEN SPLIT INTO A VARIETY OF SECTIONS
- DETACHED GARAGE
- PLENTY OF OFF-STREET PARKING

We are delighted to offer this 3/4 bedroom immaculately presented detached house, located within walking distance of Great Dunmow's town centre. The ground floor comprises of a large living room with feature fireplace and French doors to rear, kitchen diner, snug, home office/bedroom 4, utility room and a cloakroom. The first floor offers 3 double bedrooms, with an en-suite to principal bedroom, as well as a four piece family bathroom. Externally, the property enjoys an in-and-out driveway supplying off-street parking, a beautiful rear garden split into a variety of sections, and a detached garage with plenty of storage space and more off-street parking available to the front of it.





With panel and glazed timber front door opening into:

### **Entrance Lobby**

With uPVC windows to front and side, vaulted ceiling, inset ceiling downlighting, storage, brick flooring, power point, timber door and sidelight opening into:

### **Entrance Hall**

With stairs rising to first floor landing, understairs storage cupboard, inset ceiling downlighting, wall mounted radiator, power point, tiled flooring, doors to rooms.

### **Living Room 20'6" x 15'0"**

With window to front, French doors and side lightings leading out to rear entertaining terrace and well-manicured garden beyond, inset ceiling downlighting, fireplace with log burning stove, wall mounted radiators, TV and power points, solid oak flooring, door to:

### **Inner Hallway**

With inset ceiling downlighting, fitted carpet, power point, doors to rooms.

### **Home Office/Bedroom 4 – 8'3" x 7'5"**

With inset ceiling downlighting, window to front, wall mounted radiator, telephone and power points, fitted carpet.

### **Cloakroom**

Comprising a close coupled WC, vanity mounted wash hand basin with mixer tap and storage beneath, obscure window to side, inset ceiling downlighting, tiled surround, wall mounted chromium heated towel rail, tiled flooring.

### **Utility Room**

Comprising an array of eye and base cupboards with granite effect worksurface, single bowl single drainer stainless steel sink unit with mixer tap, recess with power for fridge-freezer, inset ceiling downlighting, wall mounted radiator, recess power and plumbing for both washing machine and tumble dryer, window overlooking rear garden and stable door to entertaining terrace.

### **Kitchen Diner 20'6" x 13'2"**

With kitchen area comprising an array of eye and base level cupboards and drawers with complimentary beech block effect rolled worksurface and tiled splashback, twin bowl stainless steel sink unit with mixer tap, recess and power for free-standing double oven with electric hob, extractor fan above, integrated dishwasher, integrated fridge, inset ceiling downlighting, counter display lighting, window to front, TV and power points, tiled flooring, breakfast bar splitting the room, with the dining area enjoying an AGA with twin hob, French doors leading out to entertaining terrace and garden beyond, ceiling lighting, tiled flooring, power points, archway through to:

### **Snug 11'7" x 7'11"**

With two windows overlooking rear garden, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet.

### **First Floor Landing**

With window to front, inset ceiling downlighting, wall mounted radiator, fitted carpet, power point, airing cupboard housing hot water cylinder and slatted shelves, doors to rooms and access to loft (housing the boiler) with pull-down ladder, lighting, boarding and power point.

### **Bedroom 1 – 18'0" x 10'11"**

A beautiful, vaulted room with window to front and Velux window to rear, inset ceiling downlighting, exposed timber beams, eaves storage, wall mounted radiator, power points, fitted carpet, archway through to:

### **Built-in Wardrobes**

With hanging rails and shelving within, inset ceiling downlighting, fitted carpet and doorway through to:

### **En-suite**

Comprising a three piece suite of tile enclosed bath with tiled surround, mixer tap and shower attachment over, vanity mounted wash hand basin with mixer tap, low level WC with integrated flush, stone effect worksurface, half-tiled surround, window to side, Velux window to rear, inset ceiling downlighting, chromium heated towel rail, wood effect linoleum flooring.

### **Bedroom 2 – 13'2" x 9'8"**

With inset ceiling downlighting, dormer window to rear overlooking the garden, wall mounted radiator, wood effect luxury vinyl flooring, power points, TV point.

### **Bedroom 3 – 10'7" x 10'2"**

With Velux window to rear, inset ceiling downlighting, wall mounted radiator, power points, built-in wardrobe, access to secondary loft with water tank, fitted carpet.

### **Family Bathroom**

Comprising a corner panel enclosed bath with mixer tap, further fully tiled and glazed shower cubicle with integrated shower, low level WC with integrated flush, vanity mounted wash hand basin with mixer tap, window to front, inset ceiling downlighting, extractor fan, full-tiled surround, tiled flooring, wall mounted chromium heated towel rail.

# OUTSIDE

## The Front

The front of the property is approached via a in-and-out tarmacadam driveway with low level walling and close boarded fencing, well-stocked shrub and herbaceous flower beds, outside water point, storm porch, personnel gate through to:

## Rear Garden

Split into a variety of sections of a raised entertaining deck area with pergola over, feature Japanese raised garden with sleepers and stone, variety of additional seating areas with brick pathways and terraces, two sections of lawn, retained by close boarded fencing and brick walling, outside water point and power points can be found, very well-stocked and manicured flower beds and boarders with eating apple esplanade hedging and further feature cooking apple tree, pathway leading down to feature pond, personnel door to:

## Garage – 18'0" x 14'4"

With eaves storage, power, lighting and twin doors to front, additional off-street parking that is enclosed by fencing and twin gates to front of the garage, further storage sheds to rear.

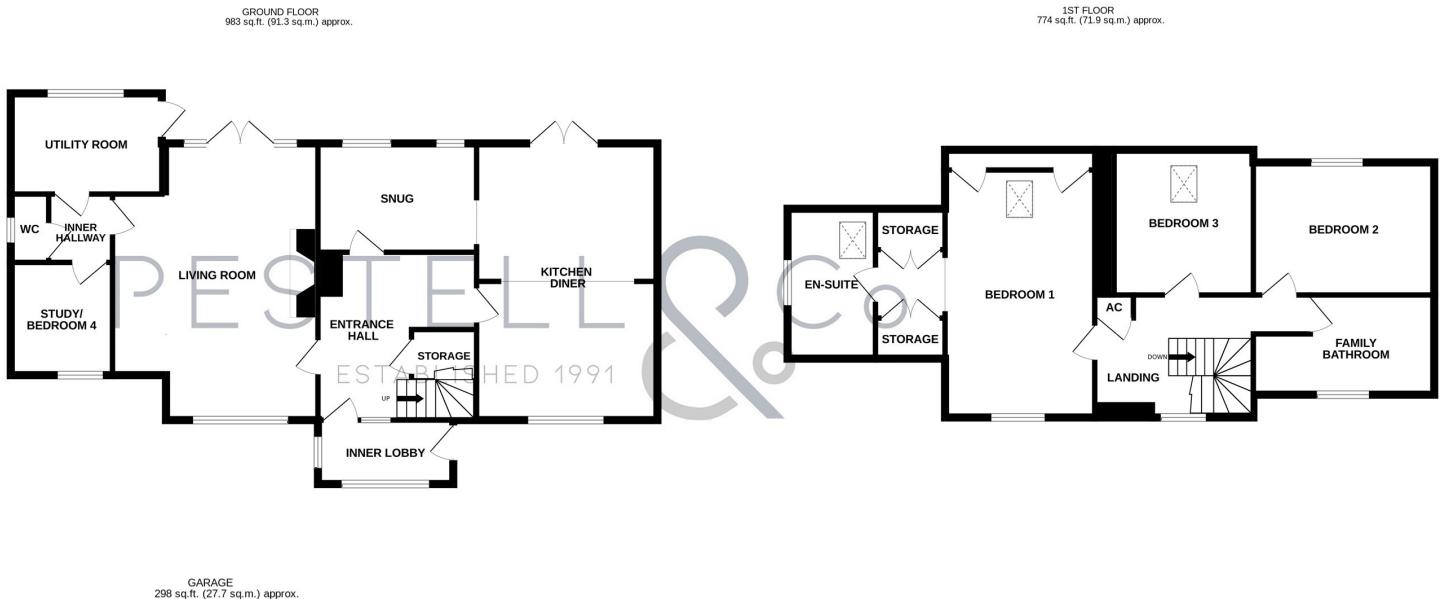


# DETAILS

## EPC

TO FOLLOW...

## FLOOR PLAN



TOTAL FLOOR AREA : 2056 sq.ft. (191.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# GENERAL REMARKS & STIPULATIONS

**Windmill Close** is located within Great Dunmow, which offers schooling for both Junior and Senior year groups within walking distance, boutique shopping and recreational facilities. Windmill Close, Great Dunmow is a short drive away from the mainline railway station at Bishop's Stortford which serves London Liverpool Street, Cambridge and Stansted Airport, also the M11 and M25 motorways are only a short drive via the A120, giving easy onward access to London and the North.

## DIRECTIONS



## FULL PROPERTY ADDRESS

25 Windmill Close, Great Dunmow, Essex, CM6 3AX

## COUNCIL TAX BAND

Band F

## SERVICES

Gas fired central heating, mains drainage and water

## LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron Walden, CB11 4ER

**AGENTS NOTE:** We believe the information supplied in this brochure is accurate as of the date 19/09/25. The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

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Are you a developer looking for an agent to market or value your site?