



Woodcote Elm Green Lane, Danbury , Essex CM3 4DW
£850,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

A COMPLETELY RE-BUILT DETACHED RESIDENCE IN A VERY DESIRABLE LANE... Located in the sought after village of Danbury is this beautifully presented home, offering an abundance of accommodation over two floors. Tastefully decorated throughout, it has been built to an excellent specification with everything one would expect from a new build including underfloor heating, a modern kitchen and three good sized bathrooms. A flexible layout on the the first floor offers two rooms and a bathroom which could make a fantastic master suite with dressing room or a teenage retreat with lounge: whatever works for you. On the ground floor is a wonderful open plan kitchen diner family room and separate large lounge. In addition there are four rooms which could be used for a number of purposes, one with an en suite bathroom. There is also a separate utility room and a lovely family bathroom. The property boasts a generous carriage driveway to the front and enjoys a secluded south westerly aspect garden to rear. The location within the village is fantastic due to its proximity to almost everything including village centre, schools and bus routes - the list goes on.

FIRST FLOOR

Bedroom 1 16'5 x 8'11 (5.00m x 2.72m)
Dual aspect window to rear and velux to side. Vertical feature radiator. Range of built in cupboards. TV point.

En-Suite 9'0 x 7'7 (2.74m x 2.31m)
Movement sensor light for night time use. Double shower cubicle with wall mounted controls and sliding screen door. Double vanity basin with drawers and mirrors over. WC. Wall lights. Extractor fan. Moroccan style tiled floor.

Bedroom 6/Lounge 16'5 x 8'1 x increasing to 11'7 (5.00m x 2.46m x increasing to 3.53m)
Velux to side and window to rear. Vertical feature radiator. TV point. Cupboard housing Worcester combi boiler. Pressurised water system

Landing
Doors to both bedrooms and bathroom. Recessed desk. Stairs to:

GROUND FLOOR

Entrance Hall 43' long (13.11m long)
Accessed via a part glazed composite front door. Under floor heating.

Bedroom 2 15' into bay x 12'4 (4.57m into bay x 3.76m)
Dual aspect bay window to front and window to side. Under floor heating.TV point. Door to:

Ensuite 12'5 x 3'11 (3.78m x 1.19m)
Obscure window to side. Movement sensor light for night time use. Double shower cubicle with wall mounted controls and twin heads with sliding door. Double vanity unit with drawer and mirror over concealed lighting under. WC. Heated towel rail. Moroccan style tiled floor with under floor heating.

Bedroom 4 12'5 x 9'1 (3.78m x 2.77m)
Window to side. Under floor heating. TV point.

Bedroom 3 13'9 x 9'1 (4.19m x 2.77m)
Window to side. Under floor heating. TV point.

Bedroom 5/Study 9'1 x 8'6 (2.77m x 2.59m)
Patio doors to rear garden. Telephone and TV points. Under floor heating.

Lounge 21'5 x 10'9 increasing to 15'2 into bay (6.53m x 3.28m increasing to 4.62m into bay)
Bay window to front and further window. TV point. Under floor heating.

Utility Room 9'1 x 4'0 (2.77m x 1.22m)
Fitted units with laminate marble roll edge work surface. Inset single bowl drainer sink. Space and plumbing for washing machine and tumble dryer. Full height cupboard plus double wall cupboard. Extractor fan. Under floor heating.

Kitchen Diner/ Family Room 20'3 x 18'7 (6.17m x 5.66m)
Sliding doors to rear garden with roof lantern over. Range of Shaker units to to base and eye level with twin Neff ovens with storage units to sides. Rolled edge work surface with 5 ring Neff gas burner and extractor fan over with tiled splash back under. Integrated wine cooler. Space and plumbing for American style fridge/freezer. Island with white quartz work surface with inset one and a half bowl sinks and engraved drainer to side. Further storage under and seating to opposite side. Large open plan living space and under floor heating.TV point.

Family Bathroom 11'5 x 5'1 (3.48m x 1.55m)
Obscure window to side and feature circle window to rear corner. Panelled bath with shower over and glass screen. wc. Wash hand basin built into vanity unit with storage drawers under. Heated towel rail. Extractor fan and under floor heating.

EXTERIOR

Front Garden
Large shingled carriage driveway. Various flower and shrub borders.

Rear Garden
South West facing. Patio. Lawn area. Side access both sides. Outside water tap. External lighting.

Agents Notes
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