

Beresfords Est 1968



Beresfords

Offers in excess of £425,000

Freehold | 4 Bed | 2 Bath | House | Link Detached | Council Tax Band E | EPC B | Ref GDS250232

Cobbins Brook Way, Dunmow, CM6 4DF

Inviting offers between £425,000 - £450,000

Beresfords are delighted to present this immaculate, detached property for sale, situated in the sought-after location of Great Dunmow Grange. Built in 2022, this modern and energy efficient home benefits NHBC warranty until 2032, providing peace of mind for the new owners.

The property boasts a meticulously designed interior, equipped with Amtico flooring and upgraded kitchen. There are three spacious bedrooms with an extra room which can be used as an office or single fourth bedroom. There are two bathrooms and a well equipped kitchen/diner with high quality integrated appliances.

The primary bedroom is a distinctive feature of this property, offering an en-suite for additional convenience. Externally, the property boasts an unoverlooked and substantial south-east facing rear garden and an unshared car port with two tandem parking spaces.

Location is key with this home, having excellent public transport links and located only a short walk to the high street. The property is also conveniently located near amenities and schools, making it an ideal home for families.

- Immaculate, link-detached property
- Sought-after location of Great Dunmow Grange
- NHBC warranty until 2032
- Primary bedroom with en-suite
- Highly energy efficient
- Kitchen/diner with integrated appliances
- Ground floor WC
- Two tandem parking spaces



Scan the QR code for full details and key information on this property.





Beresfords - Great Dunmow Sales

Beresfords Residential
27-31 High Street
Great Dunmow
Essex
CM6 1AB

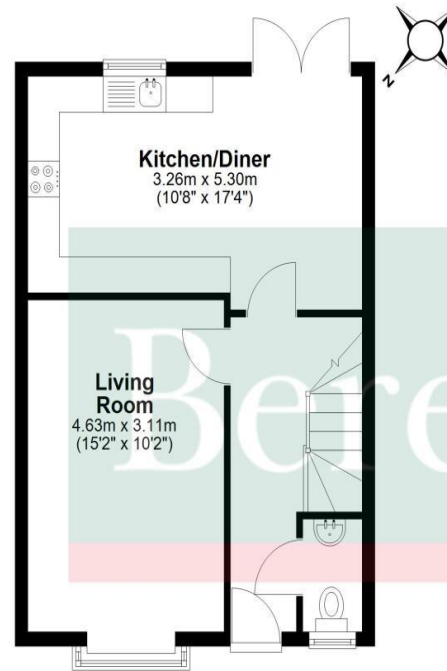
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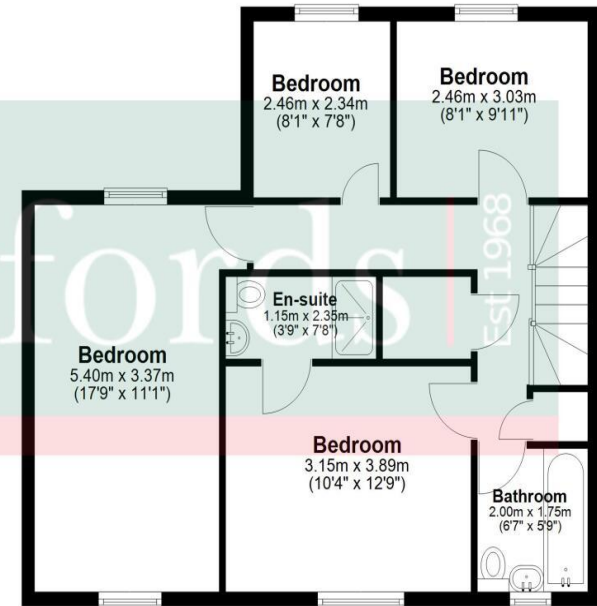
www.beresfords.co.uk

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor
Approx. 41.2 sq. metres (443.8 sq. feet)



First Floor
Approx. 61.2 sq. metres (659.0 sq. feet)



Total area: approx. 102.5 sq. metres (1102.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Cobbins Brook Way

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