



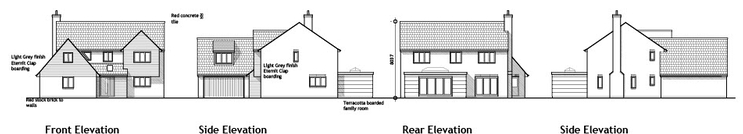
michaels  
property consultants

- Planning Ref: UTT/22/2560/FUL
- Sought After Village Of Felstead
- Excellent Development Opportunity
- Circa 0.17 Acre Plot
- Planning Permission Granted For a 4 Bedroom Detached House With Office
- No Onward Chain
- Please Call For Further Details
- Refurbishment Opportunity

## Home Waters, Braintree Road, Felsted, Dunmow, Essex. CM6 3DY.

An Excellent opportunity has arisen to acquire this fantastic site consisting of a chalet bungalow with full planning permission for the demolition and construction of an impressive four-bedroom detached dwelling. Occupying an enviable position within the highly sought-after village of Felsted, the site measures circa 0.17 acres.

Planning Reference - UTT/22/2560/FUL



Rev B Drawing scale revised  
Rev A Family room depth adjusted  
Title: PROPOSED ELEVATIONS  
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Braintree Road  
Felsted  
Essex  
Date: JUN 2022  
Scale: 1:200  
Drawing Number: 13018P/22/05 Rev B

# Property Details.

## Ground Floor

### Entrance Hall

6' 01" x 4' 11" (1.85m x 1.50m) Entrance door to front aspect, stairs ascending to first floor.

### Lounge

27' 00" x 12' 00" (8.23m x 3.66m) Double glazed bay window to front aspect, radiator x4, telephone point, TV point, feature fireplace, double doors to;

### Lean-To

12' 06" x 7' 09" (3.81m x 2.36m) Single glazing surround, door to side aspect accessing garden.

### Kitchen/Diner

19' 00" x 10' 11" (5.79m x 3.33m) Double glazed window to front and side aspects, radiator, matching wall and base units with rolled edge worksurfaces, inset sink with drainer and bowl, part tiled walls, laminate flooring, integrated oven with electric hob and extractor over, space and plumbing for appliances.

### Bathroom

6' 10" x 6' 07" (2.08m x 2.01m) Obscure double glazed window to rear aspect, radiator, low level WC, pedestal wash hand basin, panelled bath with electric shower, fully tiled walls, laminate flooring, access to storage cupboard.

## First Floor

### Landing

Double glazed window to rear aspect, access to eaves storage cupboards.

### Bedroom One

12' 04" x 12' 01" (3.76m x 3.68m) Double glazed window to side aspect, radiator, feature fireplace, built in wardrobes, TV point.

### Bedroom Two

11' 05" x 10' 09" (3.48m x 3.28m) Double glazed window to side aspect, radiator, feature fireplace, built in wardrobes.

### WC

Double glazed obscure window to side aspect, radiator, low level WC, vanity wash hand basin, part tiled walls.

## External

### Rear Garden

Sectioned into two areas, majority laid to lawn, shrub borders, fruit trees, wooden sheds to remain.

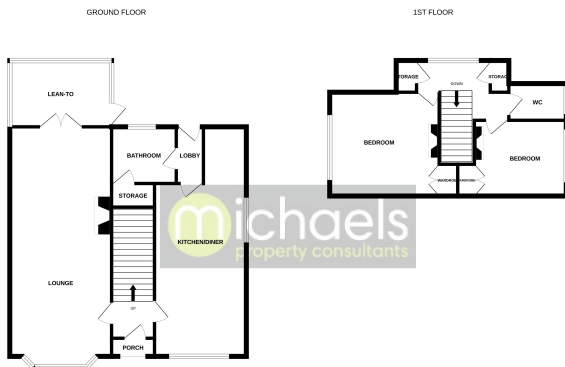
## Frontage and Parking

Majority laid to lawn, shrub and bush borders, tarmac driveway providing off road parking for multiple vehicles, brick wall border, wooden gate entry.

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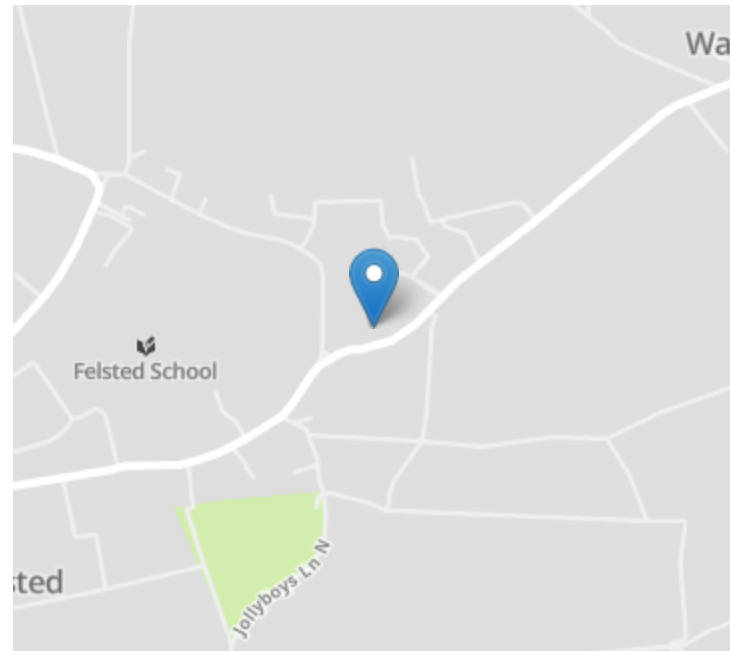
# Property Details.

## Floorplans



While every effort has been made to ensure the accuracy of the floorplans contained herein, the accuracy of these floorplans cannot be guaranteed and the purchaser is advised to verify the accuracy of the floorplans. The plans are for general guidance only and should not be used as a basis for any purchase. The services, fixtures and appliances shown are not tested and not guaranteed to be in full compliance with the plans. Made with Revit 2012

## Location



## Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.