



32 Rylstone Way, Saffron Walden, CB11 3BS

A stunning 4 bedroom property, beautifully refurbished, providing spacious modern living space with a characterful feel, ideally located within the heart of Saffron Walden. Large rear garden with superb outbuilding ideal for home gym, games room or workshop.

£1,800 pcm

- 4 bedroom spacious family home
- Beautifully refurbished throughout
- Expansive downstairs living area
- Brand new downstairs WC, en-suite and bathroom suites and kitchen extension
- Large rear garden with outbuilding
- Fortnightly cleaning included in rent



ACCOMMODATION

32 Rylstone Way is a delightful, extremely spacious property occupying a tucked away position ideally located in the heart of Saffron Walden. This stunning home has been extensively refurbished in recent times and provides light and airy living accommodation over 2 floors as well as retaining a fantastic homely feel. Although semi-detached, adjoining walls have been insulated extensively, to give the feel of a detached property. The house has high speed Virgin fibre broadband connected, and is wired with Cat 6 Ethernet in most rooms. In addition to the extensive acoustic insulation, it is also very well thermally insulated which, coupled with the new efficient boiler, gives very low heating costs. Fortnightly cleaner is also included in the rent.

The accommodation comprises;

ENTRANCE HALL

Fitted coconut mat, leading to newly laid tiling, staircase leading to the first floor, double glazed windows to the front aspect and doors to adjoining rooms

KITCHEN/BREAKFAST ROOM/DINING ROOM

Kitchen is fitted with a range of brand new, high quality base and eye level units with Bosch integrated electric oven with AEG induction hob and extraction unit over, integrated Bosch combination microwave, integrated Bosch dishwasher and free standing fridge freezer. Dual aspect with double glazed windows to the side and rear aspects and double glazed door leading to the rear garden and patio. The reception area is a continuation of the newly laid tiled flooring. Two large roof light windows with remotely operated electric blinds make the area very light and open. Follows into:

LIVING ROOM

Beautifully presented, solid wood flooring with various mains sockets, TV aerial and double glazed windows to front aspect overlooking front garden.

CLOAKROOM

Newly fitted and tiled with wash hand basin, low level WC, tiled splashbacks. Leads to and from a perfect area for storage and plumbing for a washing machine and tumble dryer.

FAMILY ROOM

Newly redecorated and carpeted, double glazed windows to rear and side aspect.

FIRSTFLOOR LANDING

Built in storage. Storage cupboard also houses data switch for Ethernet.

MASTER BEDROOM

Double glazed window to front aspect, solid wood flooring. Door to:

EN SUITE

Newly fitted with his and hers wash hand basins, low level WC, fully tiled walk in corner shower unit and obscure double glazed window. Brand new marble wall and floor tiles feature.

BEDROOM 2

Double glazed window to the front aspect.

BEDROOM 3

Double glazed window to rear aspect.

BEDROOM 4

Double glazed window to front aspect.

FAMILY BATHROOM

Newly fitted modern three piece suite comprising pedestal wash hand basin, low level WC, panelled bath unit with shower over bath, heated towel rail and two obscure double glazed windows to rear aspect. Newly tiled and painted throughout.

OUTSIDE


The property is set back from the road with the house approached via a paved driveway providing off street parking for several vehicles with shrubs and plants to the borders. Single garage is present to the left hand side of the property, with electric up and over door and pedestrian door to rear, providing access to rear garden. The rear garden is predominantly laid to lawn. Adjoining the rear of the property is a slated terrace area, perfect for al fresco entertaining.

OUTBUILDING/GAMES ROOM/HOME GYM

Double glazed windows to front aspect, power, and lighting and wired Ethernet connected. Range of kitchen units and granite work top perfect for games room, home gym or workshop use.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	T	T
(55-68)	D	B	B
(39-54)	E	C	C
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

COUNCIL TAX BAND

Tax band D

LOCAL AUTHORITY

Uttlesford District Council

SERVICES

All services are mains connected. Gas central heating. Newly installed combi boiler.

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