



89 Goddard Way, Saffron Walden
CB10 2EB



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

89 Goddard Way

Saffron Walden | Essex | CB10 2EB

Guide Price £450,000

- A spacious four-bedroom, two bathroom detached property
- Extended by previous owners with accommodation approaching 1175 sqft
- Principal bedroom with ensuite shower room
- Good size rear garden
- Detached garage and off-road parking for two vehicles
- Popular residential location
- Offered with no upward chain
- EPC: C / Council Tax Band: E

The Property

A well-proportioned and extended, four bedroom detached home located within walking distance to the town centre. The property benefits from a detached garage, off road parking, rear garden and is offered with no upward chain.

The Setting

Goddard Way is situated on the edge of this established residential development conveniently situated to the north east of Saffron Walden town centre. Saffron Walden offers a good range of facilities including a twice weekly market, a selection of independent retailers and a Waitrose store. There are a number of schools including Friends, R A Butler, St Thomas Moore and Saffron Walden County High School, which is now an Academy School. For the commuter Audley End Station is within 2 miles which provides a regular service to London's Liverpool Street in approximately 55 minutes. Alternatively the M11 can be accessed at junction 9, Great Chesterford. Stansted Airport is within 19 miles and Cambridge within 15 miles to the north.

The Accommodation

In detail, the property comprises of a spacious hallway with open tread stairs rising to the first floor, two built in storage cupboards, access to the cloakroom with W.C and wash hand basin and doors to the adjoining rooms. The dual aspect kitchen/breakfast room is a good size and fitted with a range of matching eye and base level units with work surface over and inset sink. Integrated appliances include a dishwasher and washing machine. There is a Range style oven and space for a fridge freezer with double doors allowing access to the rear garden. A well-proportioned sitting room benefits from a window to front aspect and a serving hatch to the kitchen. Folding doors lead to the light and airy family room which has double doors leading to the rear garden.





The first-floor landing provides access to the loft hatch, airing cupboard, window to front aspect and doors to the four bedrooms and family bathroom. The principal bedroom is a good size with window to rear aspect and benefits from a dressing area with a wall of fitted wardrobes and a three-piece ensuite comprising shower cubicle, WC and wash basin. Bedrooms two and three are double rooms, both with windows to rear aspect and built in storage cupboards. The fourth bedroom is a good size with window to front aspect. The family bathroom comprises a panelled bath with shower over, WC, wash hand basin and heated towel rail.

Outside

The property sits in a tucked away position with a single garage with up and over door, power and light connected and driveway to the front. A good size rear garden is laid mainly to lawn with a decked area adjoining the rear of the property providing an ideal space for al fresco dining. There is gated access to either side of the property and a paved courtyard situated at the front.

Services

All mains services are connected.

Local Authority

Uttlesford District Council

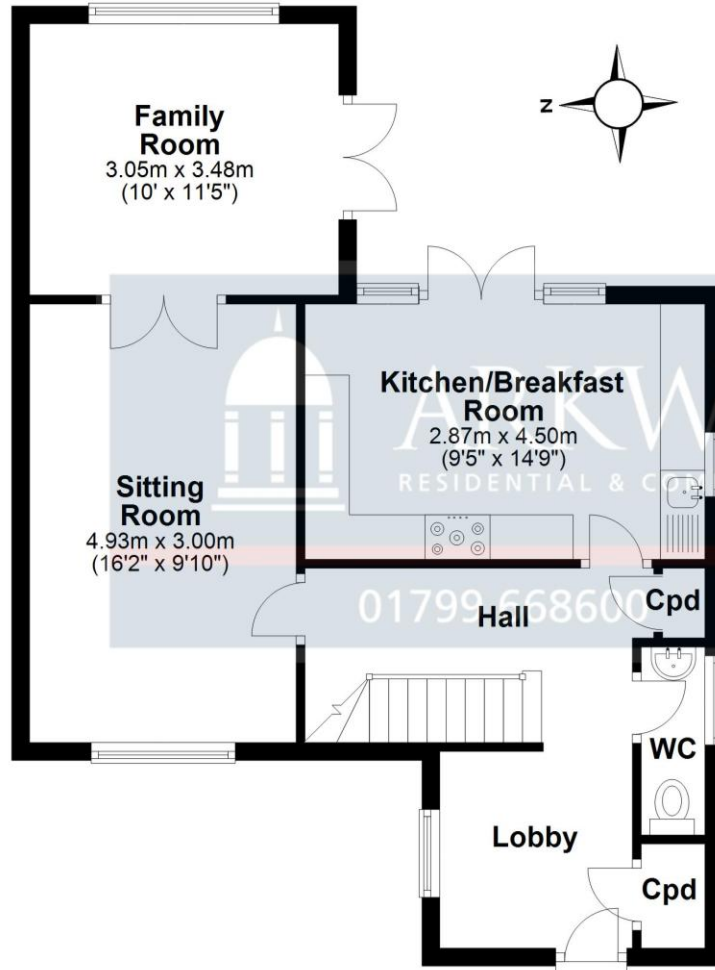
Council Tax

E



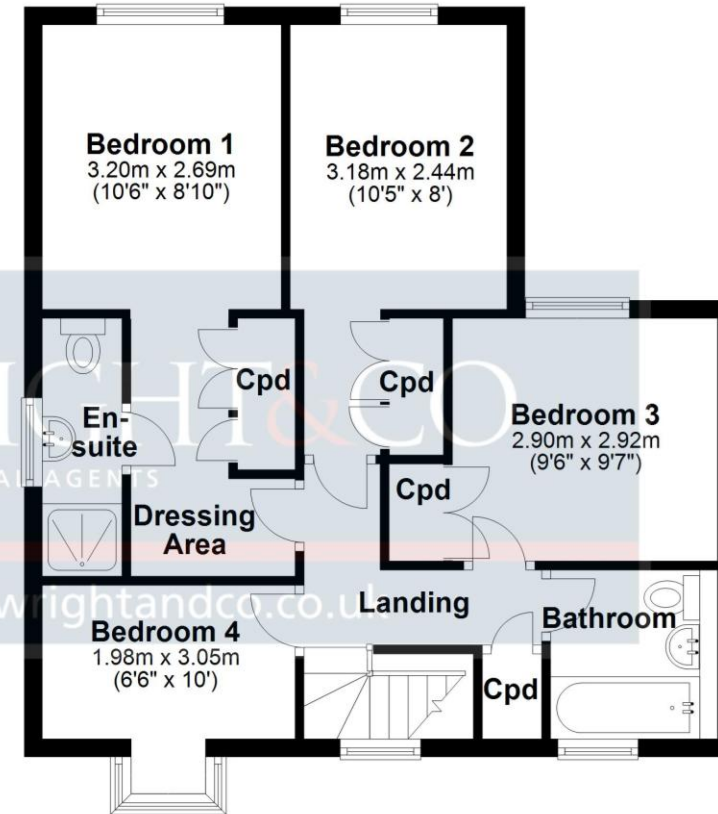
Ground Floor

Approx. 55.3 sq. metres (595.6 sq. feet)



First Floor

Approx. 54.0 sq. metres (581.3 sq. feet)



Total area: approx. 109.3 sq. metres (1176.8 sq. feet)

Floor plan for guidance only
Plan produced using PlanUp.

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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