



44 Stanley Road, Great Chesterford
CB10 1QB



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

44 Stanley Road

Great Chesterford | Essex | CB10 1QB

Guide Price £530,000

- A superb, three-bedroom, two-bathroom property
- Immaculately presented throughout
- Open plan kitchen/dining room
- Principal bedroom with ensuite shower room
- Good size south facing rear garden with a high specification garden office
- Garage & off road parking
- EPC: B
- Council Tax Band: E

The Property

An attractive three-bedroom, two-bathroom link detached house built by Bellway Homes in 2015 forming part of the popular Cottingham Park Development in the much sought after village of Great Chesterford. The property benefits from off road parking, garage and rear garden.

The Setting

Great Chesterford is one of the area's most sought after villages with its outstanding range of local amenities including a store, fine church, primary school, hotel/restaurant, 2 inns and its own mainline railway station with a commuter service to Cambridge and London Liverpool Street. The market town of Saffron Walden is situated about 4 miles to the south and the university city of Cambridge about 11 miles to the north. The nearest M11 motorway access point is less than 1 mile away at Stump Cross and for the international commuter Stansted Airport is located just off Junction 8 on the M11 motorway close to Bishop's Stortford.

The Accommodation

In detail the property comprises of a spacious entrance hall where stairs rise to the first floor, under stair storage cupboard and doors to the adjoining rooms. The cloakroom comprises W.C and wash hand basin. To the left is a generous living room with window to front aspect and an opening into the kitchen/ dining room. Fitted with a matching range of eye and base level units with complimentary work surface over and inset sink. Integrated appliances include oven, induction hob with extractor fan over, dishwasher and washing machine. There is space for a freestanding fridge/freezer. A peninsula provides additional preparation space and breakfast bar, there is ample room for a dining table and patio doors lead onto the rear garden.





The first-floor landing provides access to the loft hatch, built in storage cupboard and doors to the adjoining rooms. The principal bedroom has a window to front aspect with ensuite, comprising shower enclosure, W.C and wash hand basin. Bedroom two is a double room with window to rear aspect. The third bedroom is a good size. The family bathroom comprises panelled bath with shower attachment over, W.C and wash hand basin.

Outside

To the front of the property is block paved driveway providing off road parking for one vehicle and access to the garage with up and over door. The good size south facing rear garden is laid mainly to lawn with a paved terrace, ideal for al fresco dining. In addition, a versatile home office is a particular feature of the property with the benefit of a radiator, heating and air conditioning unit. There is access from the garden to the garage providing additional storage space.

Services

All mains services are connected.



Local Authority

Uttlesford District Council

Agents Note

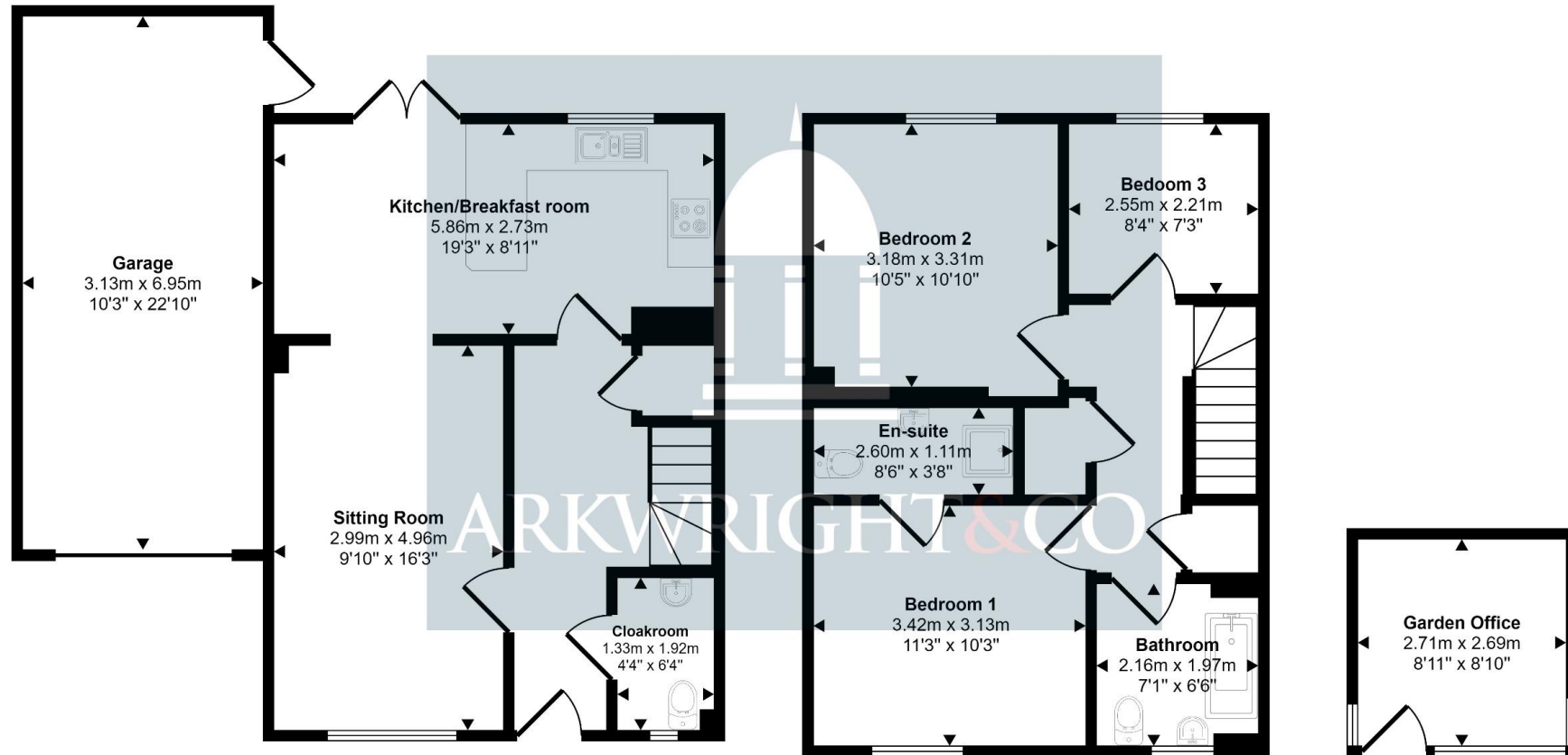
The property benefits from Solar Panels that heat the hot water. Annual service charge of approximately £260 p.a.

Tenure

Freehold



Approx Gross Internal Area
122 sq m / 1313 sq ft



Ground Floor
Approx 68 sq m / 735 sq ft

First Floor
Approx 46 sq m / 499 sq ft

Garden Office
Approx 7 sq m / 78 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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