



73 Abbey Street, Saffron Walden
CB10 1SS



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73 Abbey Street

Ickleton | Saffron Walden | CB10 1SS

Guide Price £785,000

- A well-proportioned four-bedroom detached property
- Modern open plan kitchen/dining room
- Principal bedroom with ensuite
- Detached garage with light and power
- Off road parking
- Attractive enclosed garden
- EPC: B
- Council Tax Band: G

The Property

A beautifully presented and extremely well appointed 4-bedroom detached family home, finished to an excellent level of specification and enjoying a pleasant position set in the heart of this popular South Cambridgeshire village.

The Setting

Ickleton is a most picturesque village, situated close to the Cambridge/Essex border. Local facilities include a shop, post office, public house, recreation ground and the magnificent church of St Mary Magdalene with its rare 12th century fresco paintings and Roman columns, which are considered to be of National importance. The historic market town of Saffron Walden is about 5 miles to the south and provides a wide range of facilities including a variety of shops, schools and restaurants. The University City of Cambridge lies about 10 miles north and is not only renowned for its academic achievements but also as an important centre of the 'high tech' research and development industry. The city provides a wide range of shopping and cultural facilities, along with an excellent choice of schools for all ages. Addenbrooke's Hospital is also easily accessible on the south-eastern side of Cambridge. London commuters are particularly well served by road or rail with services into Liverpool Street accessible from Great Chesterford Station or Audley End Station. The M11 (junction 9a - south only) is about 2 miles away.

The Accommodation

In detail the property comprises on the ground floor of a good size, light and airy entrance hall where stairs rise to the first floor, and doors lead off to a cloakroom with W.C and wash hand basin, a family Room/Study with built in bookshelves and a window to side aspect. A generous sitting room with windows to the side aspect and bi-fold doors leading out to the rear patio and garden, a log burning stove and built in storage either side of the chimney breast. Set to the rear of the ground floor is a stunning open plan Kitchen/Dining room with windows to front, side and rear aspects as well and French doors leading to the side providing access to the rear garden. The beautiful modern kitchen is fitted with a range of eye and base level units with light stonework surface over. There is a central breakfast island with matching work surface incorporating a stainless-steel sink unit with tap over. Integrated appliances include an electric induction hob with extractor fan over, eye level electric oven and grill, fridge and freezer and low-level dishwasher. There is additional low-level storage within the breakfast island as well as integrated wine cooler.





The dining area benefits from built in bookshelves and storage with window seat incorporated, built around the window to the front aspect. A door from the dining area leads through to a useful utility/boot room with a range of eye and base level units with work surface incorporating a sink unit, and there is space and plumbing for a washing machine and tumble dryer. The ground floor benefits from modern Karndean oak effect flooring throughout with the added benefit of underfloor heating.

The spacious first-floor landing benefits from a Velux window to the front aspect and doors to the adjoining rooms. A generous principal bedroom is a particular feature of the property with large window to the rear aspect, built in wardrobes and door to ensuite. Comprising shower enclosure, W.C and wash hand basin. Bedrooms two, three and four are also good size double rooms. The family bathroom is a beautiful modern suite comprising a free-standing bath, separate shower cubicle, W.C and wash hand basin.

Outside

The property is set back from the road with a gravelled front driveway, providing off road parking for two/three vehicles as well as access to a detached garage, with electric up and over door and power and light connected. There



is side access from the front, providing access to the attractive enclosed rear garden, which is mainly laid to lawn with a variety shrubs and trees as well as paved patio set off the rear of the property which provides a perfect spot for entertaining and a bit of Al Fresco dining.

Services

Mains electric, water and drainage are connected. Heating is gas fired. The house benefits from solar panels providing a yearly income of approximately £700.

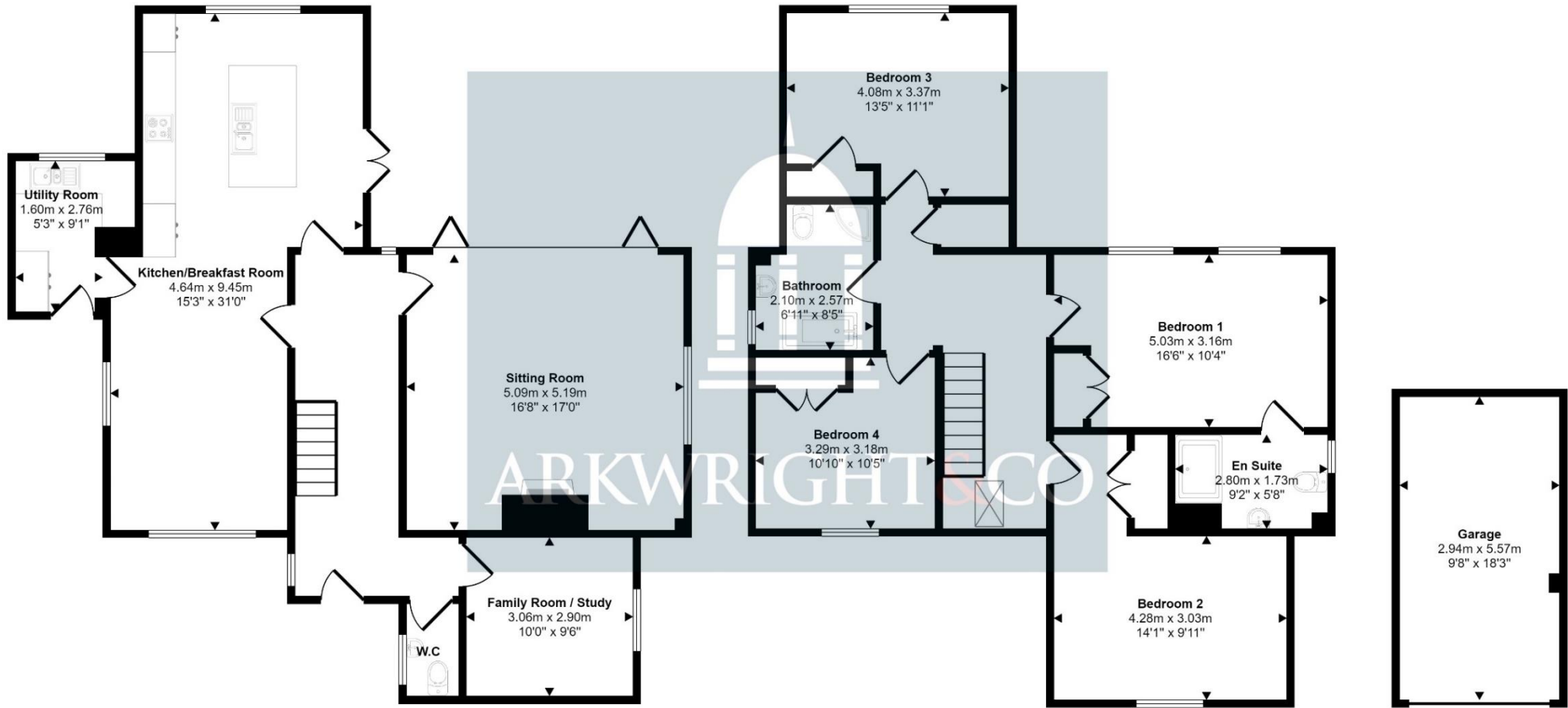
Tenure - Freehold

Property Construction – Brick and timber with tiled roof and rendered finish

Local Authority – South Cambridgeshire District Council



Approx Gross Internal Area
194 sq m / 2087 sq ft



Ground Floor
Approx 93 sq m / 999 sq ft

First Floor
Approx 85 sq m / 912 sq ft

Garage
Approx 16 sq m / 176 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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