



43 Peggys Walk, Littlebury  
CB11 4TG



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS



# 43 Peggys Walk

Littlebury | Essex | CB11 4TG

## Guide Price £465,000

- A well proportioned three bedroom, two bathroom link detached home
- Extended by the current owners
- Wonderful open plan kitchen/diner with bi folding doors
- Three double bedrooms
- Principal bedroom suite
- Off road parking and detached garage
- Good size rear garden
- Desirable village location just a short drive from Saffron Walden and mainline train station

### The Property

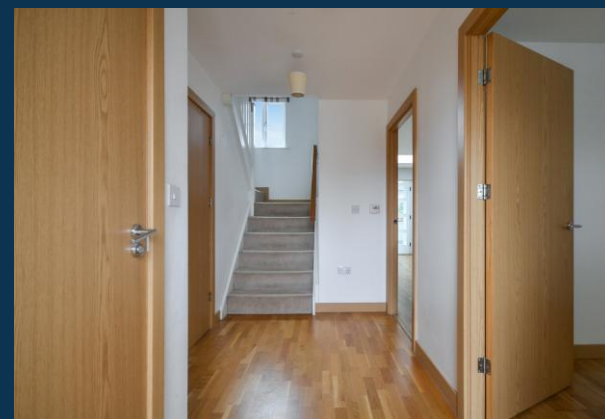
A wonderful three bedroom, two bathroom, link detached family home built in 2012 in the popular village of Littlebury. Enjoying off road parking, detached garage and rear garden.

### The Setting

Peggys Walk is well positioned just a short walk to the centre of the village, which has a thriving community and village pub with a highly regarded restaurant. The school bus conveniently stops at the end of the road and mainline train stations Audley End and Great Chesterford are within a 5-minute drive. Littlebury is a picturesque and leafy village close to the Cambridgeshire border, set 1.6 miles away from the historical market town Saffron Walden which offers a wide range of amenities to include Waitrose supermarket, a vast array of social clubs, a leisure centre, gym. This property falls into the catchment area for much sought-after The Saffron Walden County High School. For the commuter, Audley End mainline station is positioned just a short distance away with trains to London Liverpool Street from 51 minutes, and Cambridge from 18 minutes.

### The Accommodation

In detail the property comprises a bright and airy entrance hallway with stairs rising to the first floor, cloakroom with W.C and wash hand basin, built in storage cupboard and doors to the adjoining rooms. The cosy yet elegant living room, offering a relaxing space for family gatherings with skylight. A dedicated study on the ground floor provides the perfect setting for home working with window to front aspect. To the rear, the newly extended kitchen/dining room has been designed with both style and functionality in mind. Fitted with a matching range of eye and base level units with wooden worksurface over with a range of integrated appliances. The room is filled with an abundance of natural light from skylights and bi-fold doors, this space seamlessly connects to the beautifully maintained garden, making it ideal for entertaining and everyday family life.





The first floor comprises landing has a window to rear aspect, built in airing cupboard and doors to the adjoining bedrooms and family bathroom. The principal bedroom is a large room with window to front aspect, built in wardrobes and ensuite. Comprising shower enclosure, W.C and wash hand basin creating a peaceful retreat for homeowners. The second double bedroom has a large window to rear aspect. A third double bedroom has a window to front aspect. The family bathroom comprises a panelled bath with shower attachment over, W.C, wash hand basin and heated towel rail.

### Outside

To the front of the property is a paved pathway to the front door with flower beds either side. A block paved driveway sits under a carport to one side providing off road parking for two vehicles. A gate provides access to the good size rear garden, laid mainly to lawn with raised flower beds and pathway to garage. A personal door provides access to the detached garage with light, power and up and over door to the front.



### Services

Mains electric, water and drainage are connected. Air source heat pump for hot water and heating. Ultrafast broadband is available and mobile signal is good.

**Tenure** – Freehold

**Property Type** – Link - detached

**Property Construction** – Brick with tiled roof

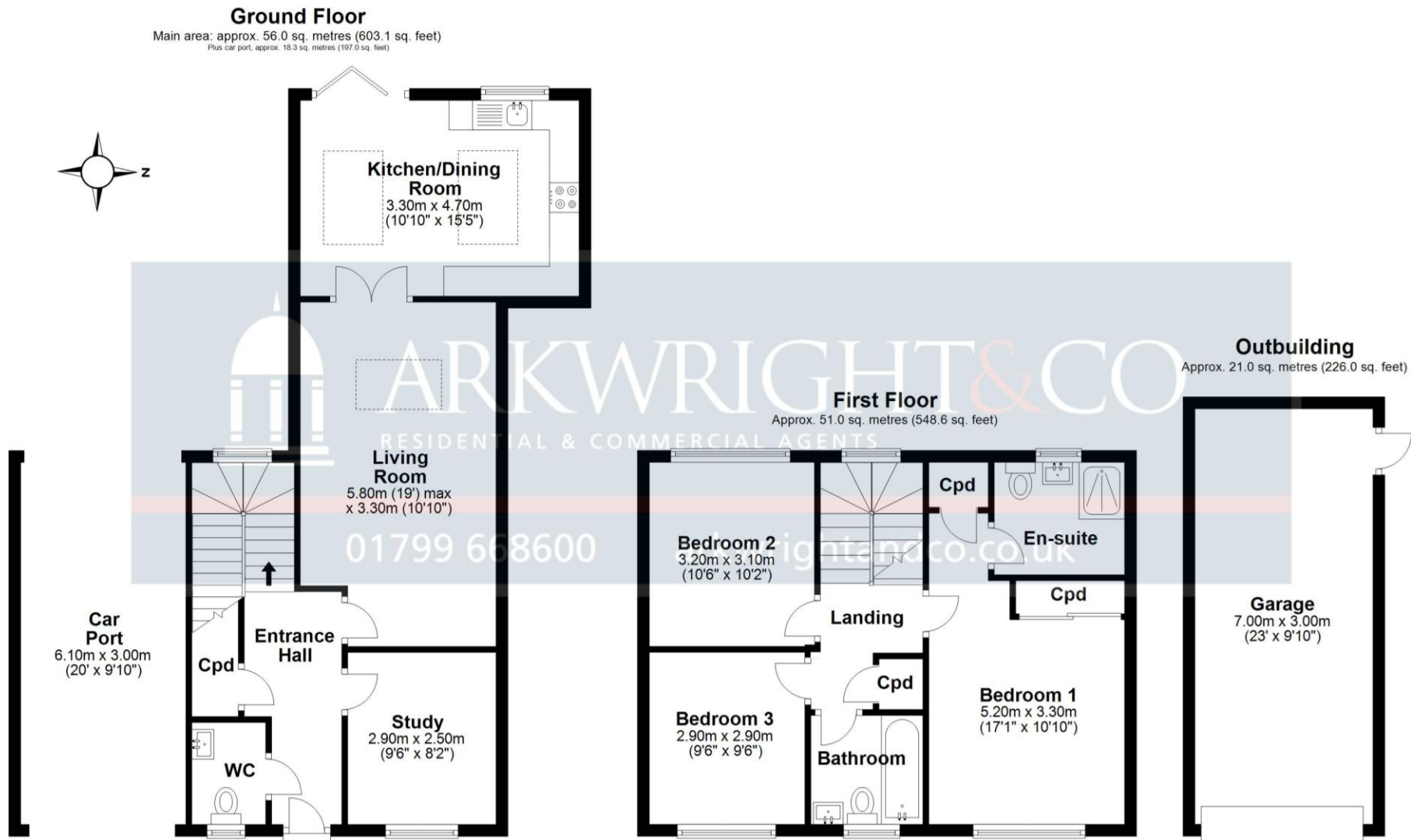
**Local Authority** – Uttlesford District Council

**Council Tax**– D

**EPC** - C







Main area: Approx. 128.0 sq. metres (1377.7 sq. feet)  
Plus car port, approx. 18.3 sq. metres (197.0 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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