



4 Granary Row, South Road
CB11 3DF



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

4 Granary Row

South Road | Saffron Walden | CB11 3DF

Guide Price £495,000

- A well proportioned three bedroom townhouse
- Superb open plan kitchen/diner
- Principal bedroom with en-suite
- West facing courtyard garden
- Off road parking
- Within walking distance of the town centre

The Property

A beautifully presented three bedroom, two bathroom end of terrace property forming part of a sought after and well thought out development within town. The property offers a private west facing courtyard garden and off road parking.

The Setting

South Road is ideally situated within easy reach of Saffron Walden town centre. Saffron Walden is a thriving market town with its magnificent St Mary's Parish Church, many fine period buildings and its tree-lined High Street and traditional Market Square. The town provides an impressive range of facilities, including a variety of shops and restaurants, together with excellent primary and secondary schools, including the renowned Academy Saffron Walden County High School. For the commuter the property is well placed for access to London, Cambridge and Stansted Airport, The M11 is 4 miles to the north and Audley End Station, within 2 miles, provides a regular service to London's Liverpool Street, in about an hour. The University City of Cambridge is about 15 miles to the north and offers extensive cultural and shopping facilities, together with an outstanding choice of schools for all ages.

The Accommodation

In detail the property comprises a welcoming entrance hall which sets the tone for the home, a staircase leads to the upper floors, with doors opening to the adjoining rooms. The heart of the home is the wonderful kitchen and dining area, designed with both style and functionality in mind. High-quality cabinetry is complemented by elegant granite worksurface with a ceramic sink with mixer tap and Bosch appliances, including an induction hob, extractor, double oven with plate warmer, and integrated dishwasher. A central island with oak worksurface provides additional storage and a breakfast bar for casual dining. Steps lead down to the dining area, a light-filled space with two Velux windows, underfloor heating, and double doors opening onto the rear terrace. The utility room offers additional practicality, fitted with base-level units, a stainless-steel sink, tiled splashbacks, and space for laundry appliances. A window to the front aspect allows natural light into the space.





The first-floor landing provides access to the adjoining rooms and a staircase rising to the second floor. The sitting room enjoys a pleasant outlook to the front aspect. A generous double bedroom overlooks the rear garden and benefits from an integrated wardrobe, offering ample storage. The family bathroom has been comprises a P-shaped bath, vanity unit with ceramic washbasin, W.C, and a heated towel rail.

The second-floor landing leads to the remaining bedrooms. The principal bedroom is a wonderfully light and spacious retreat, providing access to loft storage, and a door leading to the en suite. Comprising a shower enclosure, vanity unit with ceramic washbasin, WC and underfloor heating. The third bedroom, currently used as a study, benefits from a Velux window to the rear, making it an ideal space for home working or occasional guests.

Outside

To the front of the property there is a driveway/carport providing off street parking. To the rear is a west facing paved terrace, perfect for al fresco entertaining, and gated pedestrian access to the rear.



Services

Mains electric, water and drainage are connected. Gas fired central heating. Ultrafast broadband is available and mobile signal is good.

Tenure – Freehold

Property Type – End - terrace

Property Construction – Brick built with tiled roof

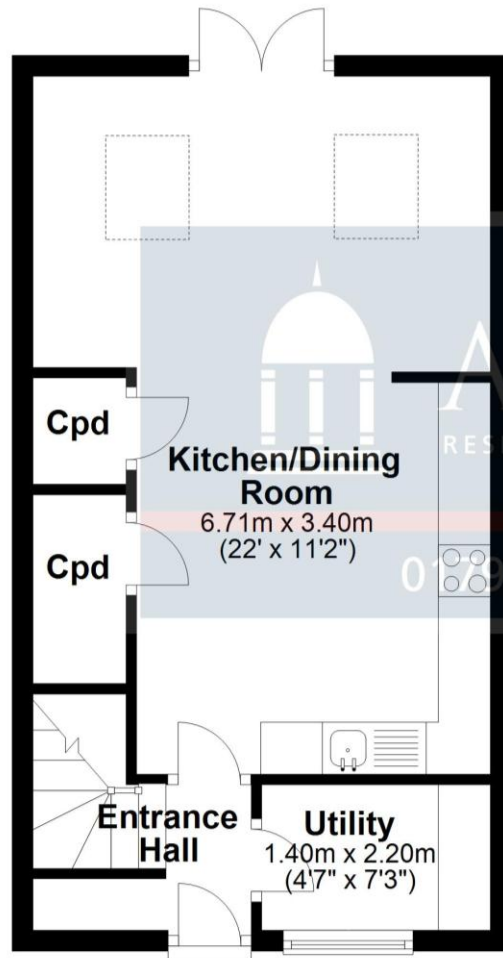
Local Authority – Uttlesford District Council

Council Tax– E



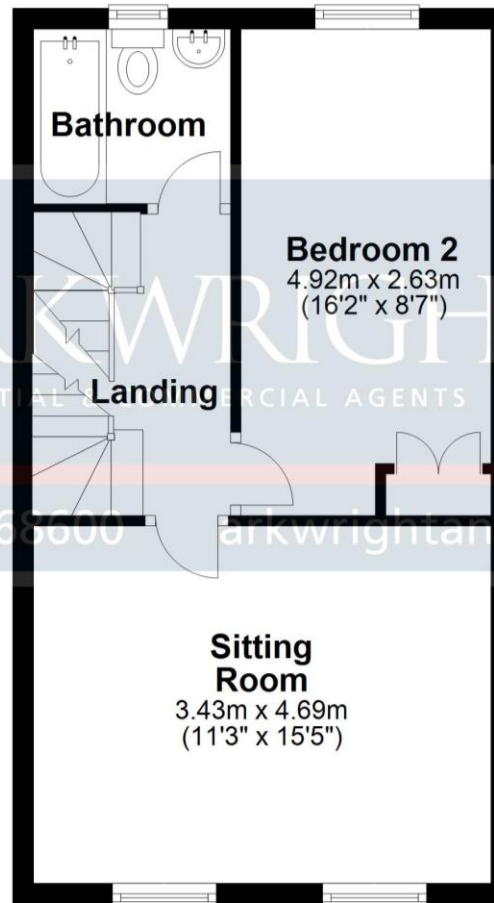
Ground Floor

Approx. 36.1 sq. metres (388.8 sq. feet)



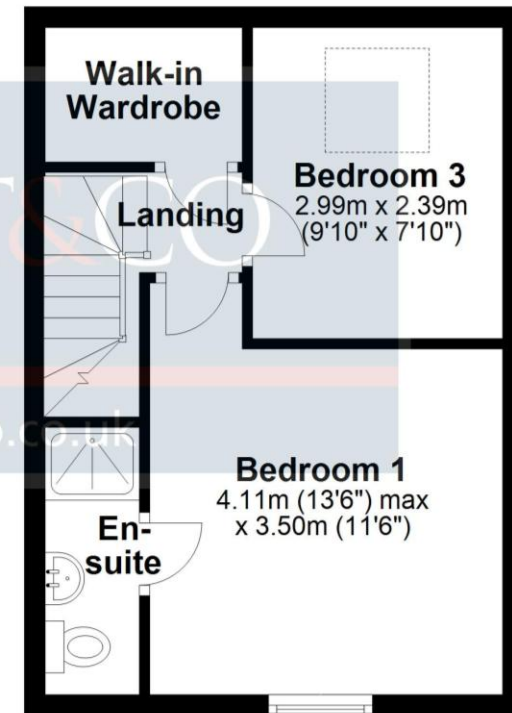
First Floor

Approx. 37.1 sq. metres (399.6 sq. feet)



Second Floor

Approx. 28.3 sq. metres (304.7 sq. feet)



Total area: approx. 101.6 sq. metres (1093.1 sq. feet)

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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