



Yew Cottage, Wicken Road
CB11 3UG



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

Yew Cottage

Wicken Road | Wicken Bonhunt | CB11 3UG

Offers Over £550,000

- A wonderful three-bedroom, semi – detached family home
- Attractive rear garden with detached garage with additional games room/ office/ gym
- Ground floor W.C and first floor bathroom
- Off road parking
- Two reception rooms
- Highly desirable village location

The Property

A deceptively spacious, three-bedroom property built in 1996, offering a lovely blend of modern practicality with a charming cottage feel and occupying a pleasant position in this popular and picturesque village. Benefitting from a detached garage, versatile studio, off road parking and established rear garden.

The Setting

Yew Cottage is situated in the heart of this popular village, set amongst pleasant open countryside on the Essex/Hertfordshire border. The village is conveniently placed for the commuter to London by road, either via junction 8 or 9 of the M11 and into Hertfordshire towards the A10 at Buntingford. Nearby train services into London's Liverpool Street are available at either Newport or at Audley End. There is a very popular pub, Anana which is a fantastic Thai restaurant/ pub along with the thirteenth century Church of St Margaret which also serves as the village hall. Other facilities including schooling are available in the nearby villages of Clavering and Newport. The market town of Saffron Walden is within 5 miles offering a good range of shops and private schools. More extensive facilities are available in either Cambridge or Bishops Stortford.

The Accommodation

In detail the property comprises a light and airy entrance hall with stairs rising to the first floor, cloakroom with W.C and wash hand basin and doors to the adjoining rooms. A generous dual aspect living room has a bay window to front aspect and additional window to the side. There is a Victorian style open fireplace with attractive iron and tile surround with mantle above and wooden flooring. The superb open plan kitchen/ dining room is fitted with a range of base and eye level units with worktop over incorporating a sink and drainer unit, a four-ring gas hob with electric oven below and extractor hood over. There is an integrated dishwasher, space for a fridge freezer and windows to the rear aspect overlooking the garden. There is a large cupboard with plumbing for a washing machine and storage shelves. A door leads into the conservatory with tiled floor, two radiators and French doors providing access to the rear garden.





The first-floor landing provides access to the loft space and doors to the adjoining rooms. Bedroom one is a double bedroom with window to front aspect. A second double bedroom has a window to rear aspect. Bedroom three is a good size bedroom with a window to rear aspect. The family bathroom comprises a panelled bath with shower attachment over, WC, wash hand basin and chrome heated towel rail.

Outside

The property is set back from the road behind a gravel driveway, providing off road parking for one vehicle and there is gated side access to the rear garden. A wonderful space which is mainly laid to lawn with decking areas to the front and rear. There is variety of mature trees, shrubs and bushes and well stocked flower beds. To the rear of the garden is the garage, accessed via a door on the garden side with light and power connected. The double-length garage also incorporates a good size, versatile space currently utilised as a home office/gym. There is off road parking for a vehicle in front of the garage.



Services

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

Tenure – Freehold

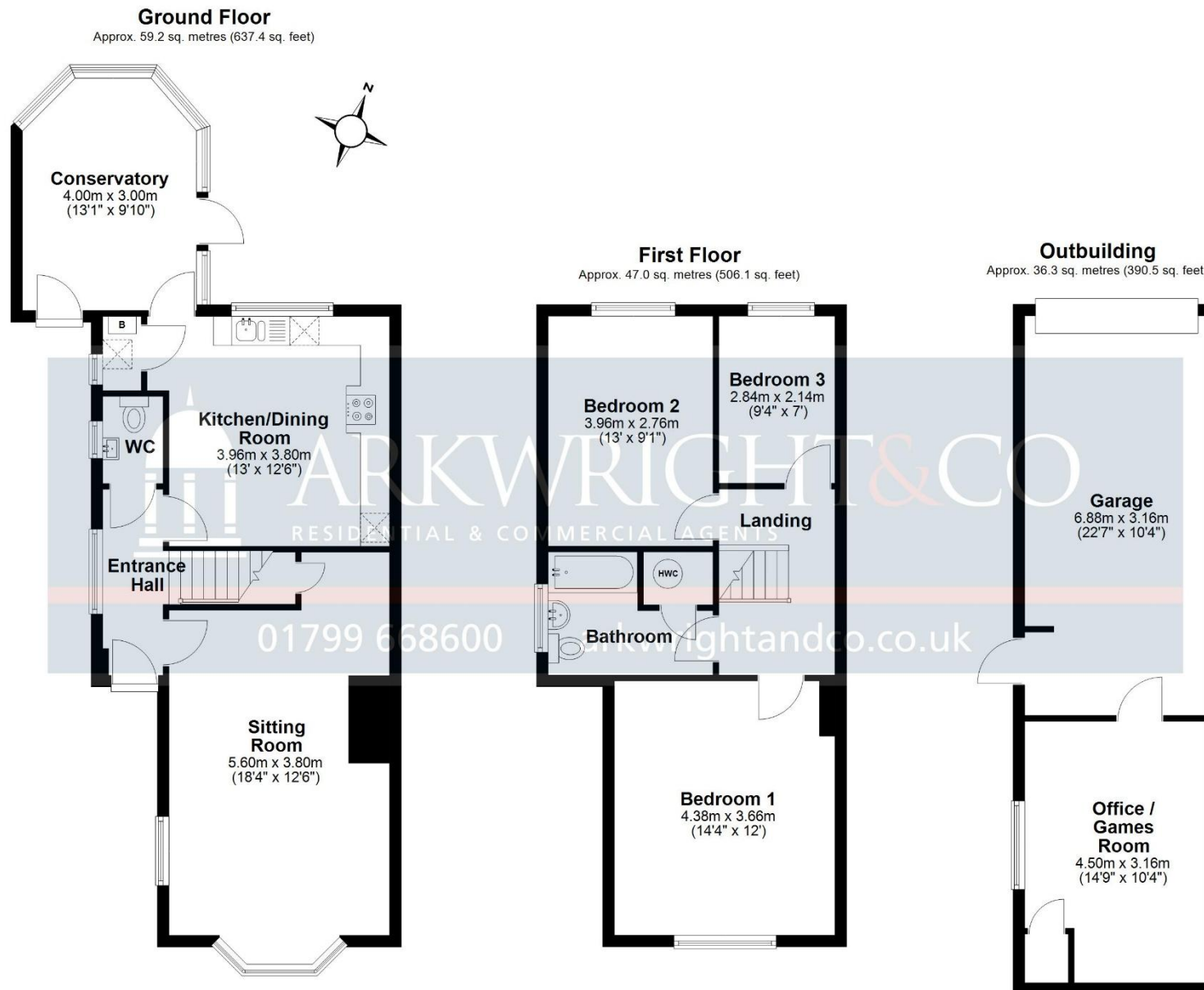
Property Type – Semi - detached

Property Construction – Brick built with tiled roof

Local Authority – Uttlesford District Council

Council Tax – E





Total area: approx. 142.5 sq. metres (1534.0 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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