



The Four, Great Sampford
CB10 2RL



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

The Four

Great Sampford | Essex | CB10 2RL

Guide Price £460,000

- A detached four double bedroom, two bathroom family home
- Open plan kitchen/breakfast room
- Generous sitting room with sliding doors onto the garden
- Two reception rooms
- Principal bedroom with ensuite
- Off-road parking
- Good size rear garden
- Air source heat pump
- EPC: E

The Property

A well-proportioned four-bedroom, two bathroom detached family home ideally located in the heart of the village of Great Sampford. The property benefits from off road parking and rear garden.

The Setting

The property is located in the heart of the picturesque village of Great Sampford, which has an award-winning primary school, local pub/Italian restaurant, 2 churches, a recreation area for children, a tennis court, and a cricket pitch. For more extensive shopping facilities, the market town of Saffron Walden is within 7.5 miles or alternatively Gt Dunmow is within 10 miles to the South. London Commuters are particularly well served by road or rail with services to London's Liverpool Street from Audley End Station about 51minutes. The M11 (Junction 8) is within 14 miles providing access to Stansted Airport and the M25.

The Accommodation

In detail the property comprises an entrance hall with built in storage cupboard, stairs rising to the first floor, doors to the adjoining rooms and a ground floor cloakroom with a W.C and wash hand basin. The kitchen/breakfast room is a real hub of the home which has been fitted with a matching range of eye and base level units with work surface over and inset sink. There is space and plumbing for appliances and a door into the dual aspect family room. To the rear of the property is a good size sitting room which benefits from sliding doors onto the patio area and an opening leads into the dining room with window to front aspect.





The first-floor landing has doors leading to four bedrooms and family bathroom. The principal bedroom has a window to the rear aspect overlooking the garden and an ensuite shower room, comprising of wash hand basin and shower enclosure. Bedroom two is a double room with built in storage cupboard and window to front aspect. Bedroom three is a double bedroom with window to front aspect and built in storage. Bedroom four is a double bedroom with window to rear aspect. The family bathroom comprises of a panelled bath with shower attachment over, W.C and wash hand basin.

Outside

To the front of the property is off road parking for one vehicle and gated side access. The rear garden is predominantly laid to lawn with shrub borders and a timber shed. A patio area is adjacent to the property for outdoor entertaining.

Services

Mains electric, water and drainage are connected. Air source heat pump fired heating. Super-fast broadband is available and mobile signal is likely.

Tenure – Freehold

Property Type – Detached

Property Construction – Brick with tiled roof

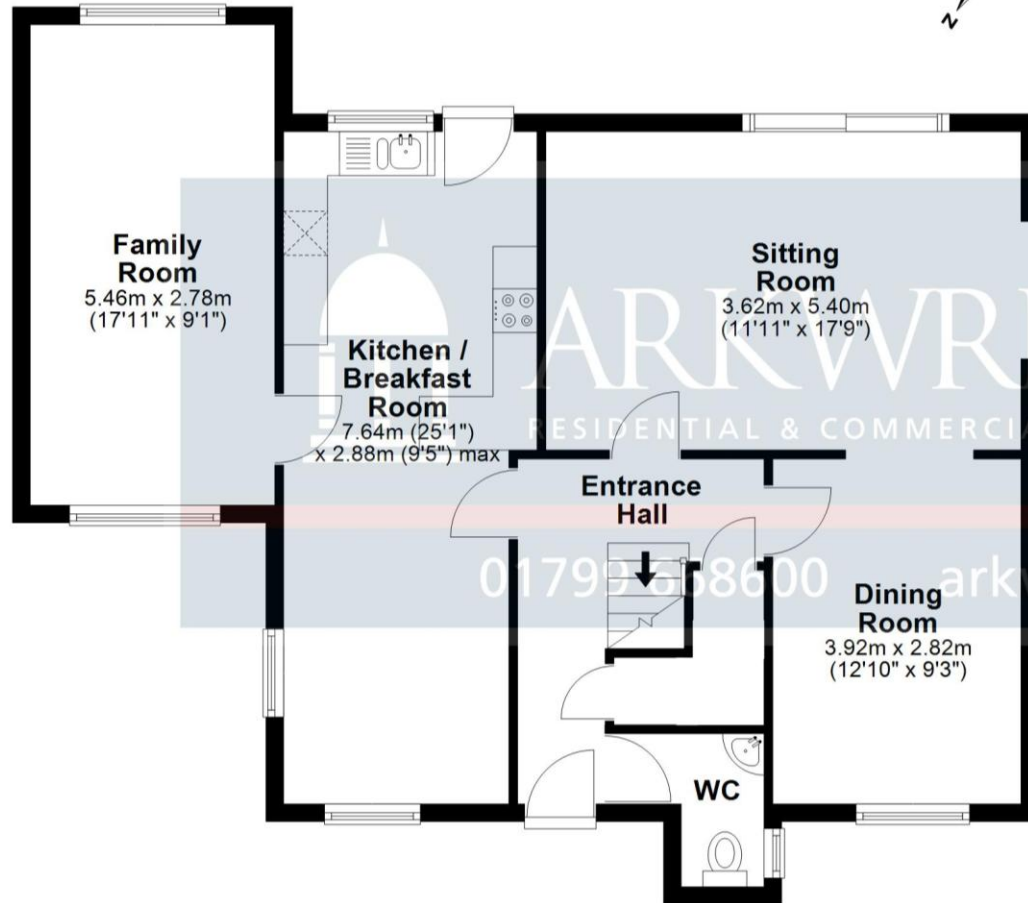
Local Authority – Uttlesford District Council

Council Tax - E



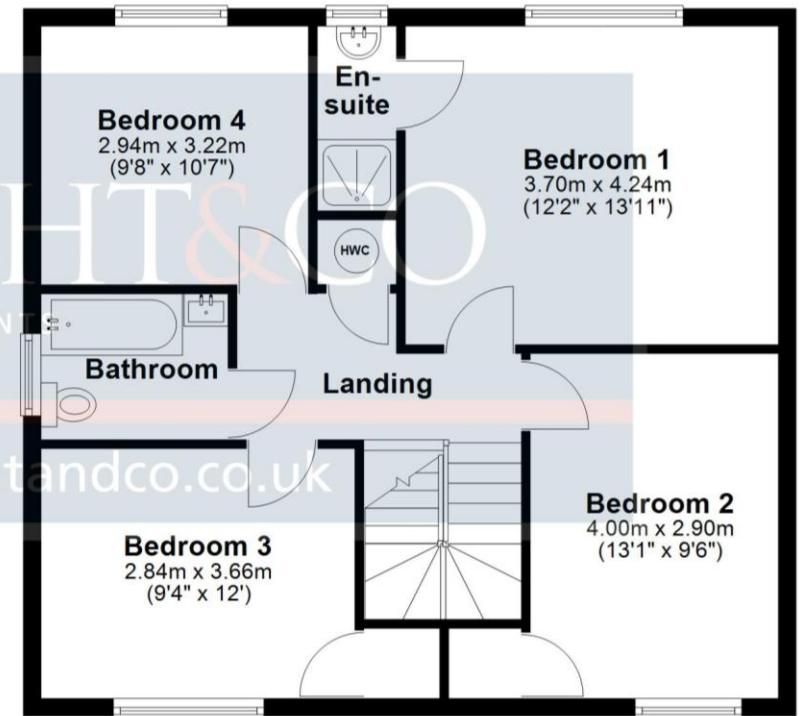
Ground Floor

Approx. 82.0 sq. metres (882.6 sq. feet)



First Floor

Approx. 66.0 sq. metres (710.5 sq. feet)



Total area: approx. 148.0 sq. metres (1593.1 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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