



34 Landscape View, Saffron Walden
CB11 4AU



ARKWRIGHT & CO
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34 Landscape View

Saffron Walden | Essex | CB11 4AU

Guide Price £985,000

- A rarely available five bedroom, three bathroom extended property
- Immaculate accommodation over three floors
- Stunning open plan kitchen/diner
- Generous living room with double french doors
- Two reception rooms
- Principal bedroom with shower room
- Off road parking, EV charging point and integral garage
- Generous established plot with west facing garden
- Highly sought after location
- EPC: C

The Property

A wonderful and well proportioned five bedroom, three bathroom semi detached family home with accommodation over three floors in excess of 2400 sqft. Benefitting from off road parking, garage and generous mature rear garden.

The Setting

Landscape View is located around 1 mile away from the town centre. The town itself has an abundance of boutiques, coffee shops and restaurants, along with many popular high street retailers, including Waitrose and a twice weekly thriving market. The town's leisure facilities include an 18-hole golf course, a cinema, and an 800-seat concert hall. The town is well situated with Audley End station within 3 miles, providing a regular service to London's Liverpool Street in approximately 55 minutes. Alternatively, the M11 can be accessed at junction 8, Bishop's Stortford. Stansted airport is within 19 miles and the University City of Cambridge is within 15 miles to the North.

The Accommodation

In detail the property comprises an entrance hall where stairs rise to the first floor with understairs storage cupboard, separate coat cupboard, cloakroom comprising W.C and wash hand basin and doors to adjoining rooms. The dual aspect kitchen/dining room is the real hub of the home, fitted with a two tone range of high quality, in frame eye and base level units with granite work surface over and undermounted sink unit incorporated. Integrated appliances include Neff five ring induction hob with extractor fan over, double oven and dishwasher. A central island provides additional preparation space and breakfast bar. In addition there is a Velux window, bi folding doors leading onto the rear decked area and door to the utility room. Fitted with base level units with work surface over and sink unit incorporated. There





is space and plumbing for a washing machine, tumble dryer and door to the garage. The large sitting room benefits from a good degree of natural light from two Velux windows, french doors and there is a log burner. The second reception room has a bay window to front aspect and log burner.

The first-floor landing has a bay window to the front aspect, staircase rising to the second floor, and doors to adjoining rooms. Bedroom two is a double room with built in wardrobes, window to rear aspect and door to ensuite bathroom. Bedroom three is a double room with bay window to the front aspect. Bedroom four is a double room with window to front aspect. A fifth, dual aspect double bedroom has windows to the rear and side. The family bathroom comprises panelled bath with shower attachment, WC, wash hand basin, walk in shower, heated towel rail and door to airing cupboard. An additional shower room comprises wash hand basin, WC, walk in shower and heated towel rail.

The second-floor landing has a Velux window, door to built-in storage cupboard and door to the principal bedroom. A superb double room with Velux windows to the rear aspect, built-in wardrobe and access to boarded roof storage area.



The ensuite comprises wash hand basin with vanity cupboard below, WC, corner shower enclosure, heated towel rail and Velux window.

Outside

To the front of the property is a driveway providing parking for several vehicles including an EV charging point and access to the garage with twin doors and light and power connected. There is gated side access leading to the established rear garden which is west facing and mainly laid to lawn with a variety of shrubs and plants bordering. There is a raised decking perfect for al fresco dining and outdoor entertaining.

Services

Mains electric, water and drainage are connected.
Heating is gas fired. Ultrafast broadband is available and mobile signal is likely.

Tenure – Freehold

Property Type – Semi -detached

Property Construction – Brick built with tiled roof

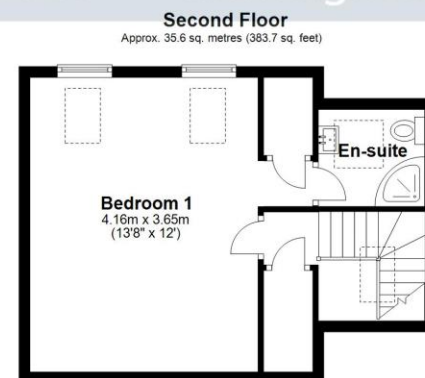
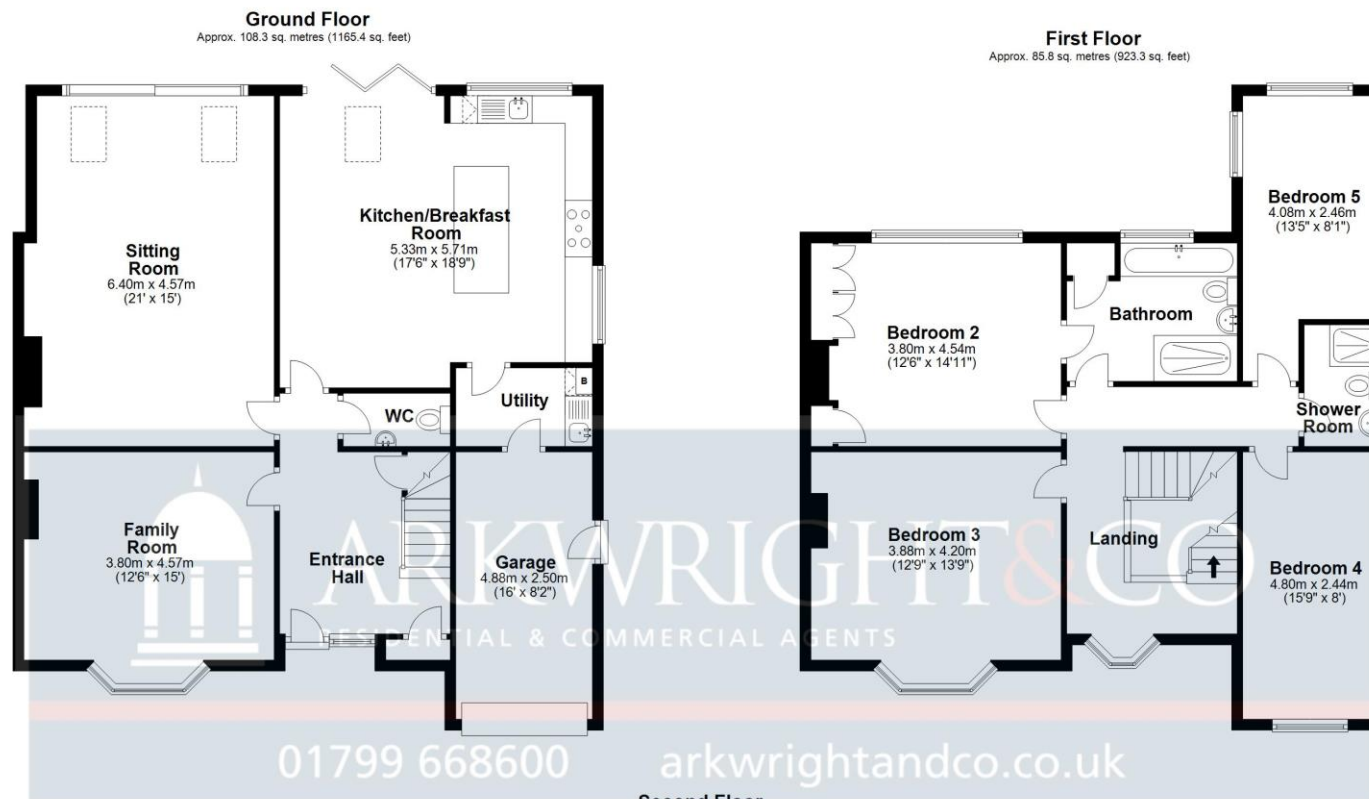
Local Authority – Uttlesford District Council

Council Tax - E









Total area: approx. 229.7 sq. metres (2472.3 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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