



19 Gibson Close, Saffron Walden
CB10 1AJ



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

19 Gibson Close

Saffron Walden | Essex | CB10 1AJ

Guide Price £1,000,000

- A deceptively spacious residence extending to over 2,137 sq ft of versatile living space
- Open plan kitchen/dining room
- Three reception rooms
- Separate utility room and ground floor W.C
- Principal bedroom with ensuite
- Three further double bedrooms and family bathroom
- Off road parking and garage
- Mature west facing garden
- Desirable town centre location
- Offered with no upward chain

The Property

An attractive and rarely available four bedroom, two bathroom detached ideally located within one of Saffron Walden's most sought-after residential areas, just moments from the High Street. Benefiting from off road parking, garage and established west facing garden.

The Setting

Gibson Close is a much sought after and established residential area conveniently situated just a short distance from the town centre which offers a good range of facilities including a twice weekly market, a selection of independent retailers and a Waitrose store. The development is ideally situated for Saffron Walden County High as well as other local schooling. For the commuter Audley End Station is within 2 miles which provides 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 Cambridge within 15 miles to the north.

The Accommodation

Upon entering the property, one is welcomed by a spacious entrance hall, with stairs rising to the first floor, cloakroom and doors leading to a variety of well-proportioned reception areas including a reception room with bay window to the front, and a generous family room, which opens into a wonderful, formal sitting room. A dual aspect space with double





doors opening onto the garden and a door to the kitchen/dining room — the heart of the home — perfect for modern family living and entertaining. French doors invite you out to the rear garden, creating a natural flow of indoor-outdoor living.

The utility room adds further convenience, with internal access to a sizeable garage offering additional storage or potential for conversion, subject to the usual consents.

To the first floor, the landing provides access to four double bedrooms. The principal bedroom has views over the garden and benefits from an en-suite shower room. Comprising shower enclosure, W.C and wash hand basin. Bedroom two spans the depth of the house with a Velux window to front aspect and window overlooking the rear garden. A third bedroom has built in storage and window to front aspect. Bedroom four has two built in wardrobes and a window to rear aspect. The family bathroom comprises panelled bath, W.C and wash hand basin.



Outside

To the front, a private block paved driveway provides off-road parking and access to the garage with up and over door.

The property enjoys a private and mature rear garden, mainly laid to lawn with a paved terrace, ideal for alfresco dining and outdoor entertaining. There is also gated side access and a gate leading to the pathway at the rear just a short walk from Audley End Estate.

Services

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

Tenure – Freehold

Property Type – Detached

Construction – Brick built with tiled roof

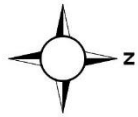
Local Authority – Uttlesford District Council. Band G

EPC - D



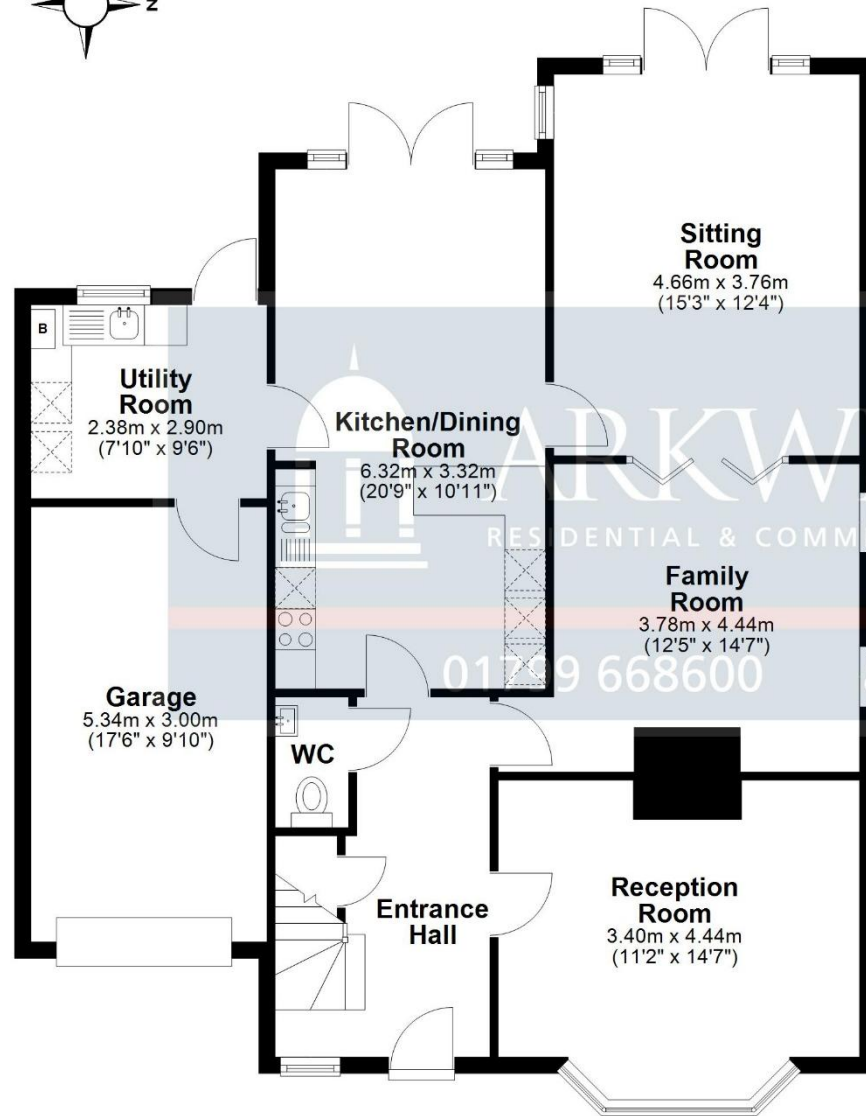






Ground Floor

Approx. 108.1 sq. metres (1163.1 sq. feet)



First Floor

Approx. 90.6 sq. metres (974.7 sq. feet)



Total area: approx. 198.6 sq. metres (2137.8 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.



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS



info@arkwrightandco.co.uk
www.arkwrightandco.co.uk



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS