



9 Beck Road, Saffron Walden
CB11 4EH



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

9 Beck Road

Saffron Walden | Essex | CB11 4EH

Guide Price £1,075,000

- A well-proportioned five-bedroom, two bathroom extended family home
- Stunning open plan kitchen/dining room
- Three reception rooms
- Generous principal bedroom with ensuite bathroom
- Potential to extend further, subject to the necessary planning permission
- Ample off-road parking and attractive rear garden
- Superb town centre location within walking distance of highly regarded schooling
- EPC: C / Council Tax Band: F

The Property

A wonderful, five-bedroom detached family home which has been extended and renovated by the current owners and is beautifully presented throughout. Benefitting from ample off road parking, good size rear garden and is ideally located within walking distance of the town centre and local schooling.

The Setting

Beck Road is an established residential development 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 14 miles and Cambridge within 15 miles to the north.

The Accommodation

In detail the property comprises a light and airy entrance hall with stairs rising to the first floor, understair storage cupboard, cloakroom with W.C and wash hand basin and doors to the adjoining rooms. To the left is a wonderful, triple aspect sitting room with engineered oak flooring, red brick fireplace, sliding doors leading onto the patio and an opening into the superb open plan kitchen/dining room. A stunning addition, filled with natural light from two Velux windows, two sets of bi folding doors, a lantern skylight and underfloor heating. The kitchen is fitted with a matching range of eye





and base level units with corian work surface over and undermounted sink unit. Integrated appliances include Bosch oven, grill, dishwasher and induction hob with extractor fan over. There is space for an American style fridge/freezer and a central island provides additional preparation space and incorporates a breakfast bar. There is ample space for a dining table. A utility room is fitted with a matching range of eye and base level units with work surface over and undermounted sink. There is space and plumbing for washing machine and tumble dryer, a personal door leads onto the garden. A triple aspect family room could be utilised as an additional bedroom should it be required with a door leading into a third reception room/snug with window to front aspect. The ground floor is completed by a study with window to rear aspect.

The first-floor landing provides access to the loft hatch and doors to the adjoining rooms. The generous principal bedroom has built in wardrobes, window to rear aspect and door to ensuite. Comprising shower enclosure, W.C, wash hand basin and built in shelving. Bedroom two is a dual aspect double room with built in storage cupboard. The third double room has a window to front aspect and built in storage cupboard. Bedroom four is a good size room with window to rear aspect. The family bathroom comprises panelled bath with shower attachment, shower enclosure, W.C and wash hand basin.



Outside

To the front of the property is a small lawned area with shrub borders and paved pathway to the front door. A block paved driveway sits to the left providing off road parking for several vehicles. There is gated side access to the right of the property.

The attractive rear garden is a good size laid mainly to lawn with a wonderful wrap around patio providing an ideal area for indoor, outdoor living and dining. An additional decked area provides a further entertaining space with a timber shed.

Services

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

Tenure - Freehold

Property Type - Detached

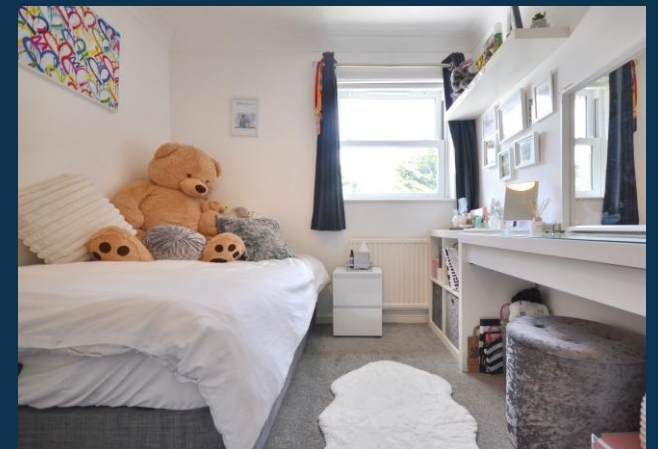
Property Construction – Brick built with tiled roof

Local Authority – Uttlesford District Council

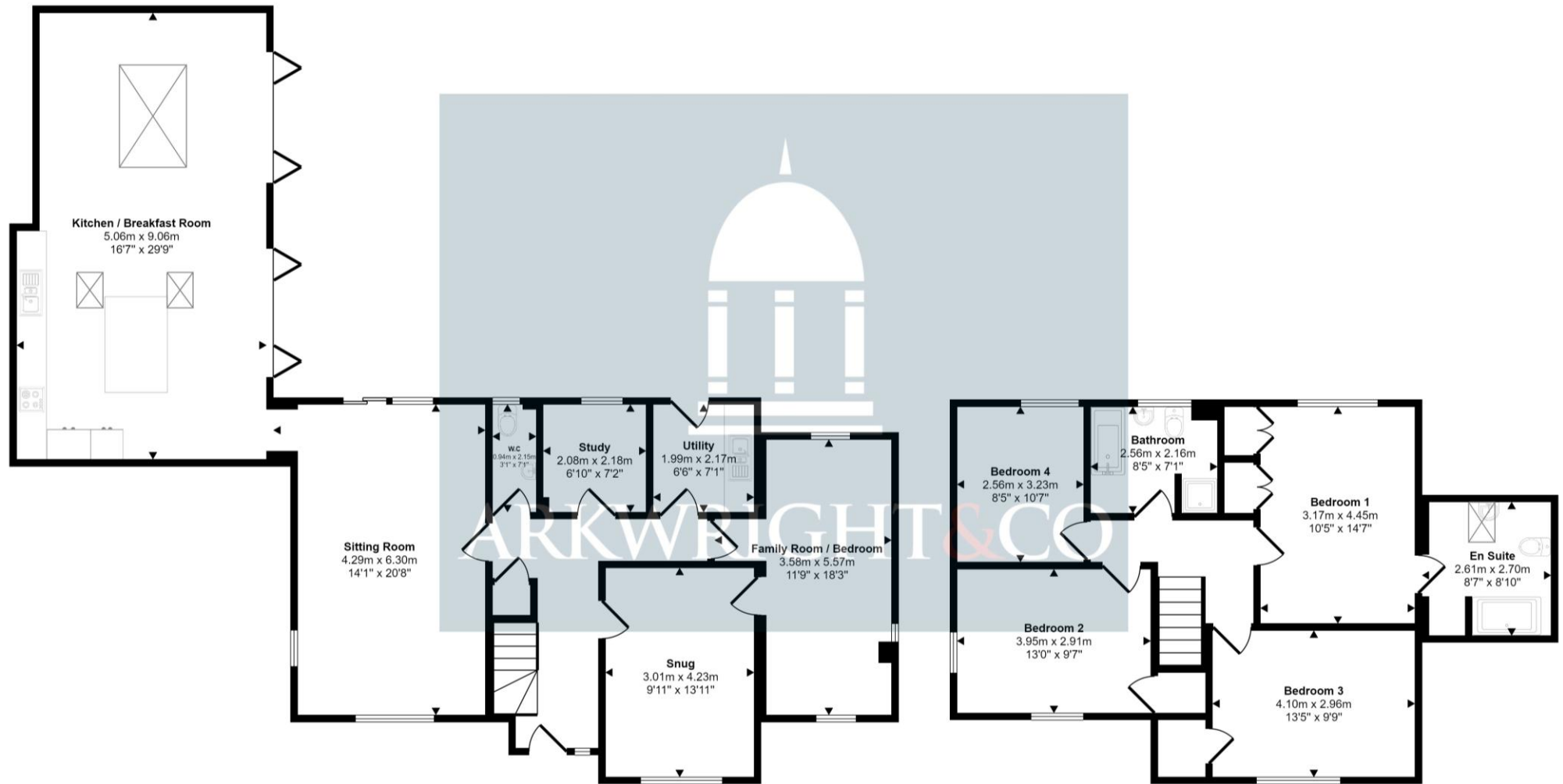
Council Tax - F







Approx Gross Internal Area
196 sq m / 2107 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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