



41 Peggys Walk, Littlebury  
CB11 4TG

# 41 Peggys Walk

Littlebury | Essex | CB11 4TG

Guide Price £485,000

- A well proportioned three bedroom, two bathroom link detached home
- Wonderful open plan kitchen/dining/living room with bi folding doors
- Separate study
- Three double bedrooms
- Principal bedroom with ensuite
- Off road parking and detached garage
- Good size rear garden
- Desirable village location just a short drive from Saffron Walden and mainline train station

## The Property

A wonderful three-bedroom, two-bathroom, link detached family home built in 2012 in the popular village of Littlebury. Enjoying off road parking, detached garage and landscaped rear garden.

## The Setting

Peggys Walk is well positioned just a short walk to the centre of the village, which has a thriving community and village pub with a highly regarded restaurant. The school bus conveniently stops at the end of the road and mainline train stations Audley End and Great Chesterford are within a 5-minute drive. Littlebury is a picturesque and leafy village close to the Cambridgeshire border, set 1.6 miles away from the historical market town Saffron Walden which offers a wide range of amenities to include Waitrose supermarket, a vast array of social clubs, a leisure centre, gym. This property falls into the catchment area for much sought-after The Saffron Walden County High School. For the commuter, Audley End mainline station is positioned just a short distance away with trains to London Liverpool Street from 51 minutes, and Cambridge from 18 minutes.

## The Accommodation

Upon entering the property, one is welcomed into a generously proportioned reception porch, which in turn leads through to a wide and inviting hallway. From here, the principal living space unfolds beautifully — a spacious lounge and dining area with log burner, seamlessly opens to a stunning, fully fitted kitchen/breakfast room. The kitchen is appointed with an excellent range of integrated appliances, complemented by high-quality granite work surfaces and a charming window seat, perfectly positioned to enjoy views over the garden. Bi-fold doors open directly onto the garden terrace, while two skylights above bathe the room in an abundance of natural light, enhancing the sense of space and connection to the outdoors. The ground floor is completed by a study area with window overlooking the street scene.





To the first floor, there are three well-proportioned double bedrooms and a beautifully appointed family bathroom. The principal bedroom enjoys the benefit of bespoke built-in wardrobes, together with a pristine en suite shower room featuring a generous walk-in shower. From here, one can enjoy far-reaching views across open farmland to the rear — a particularly special aspect that brings a sense of peace and rural charm to this superb room.

#### Outside

To the front of the property, there is a covered carport providing parking for two vehicles, together with the added benefit of a single garage offering secure storage or additional parking. The private rear garden is beautifully maintained, featuring a well-kept lawn, mature planting, and a decked terrace — perfectly arranged for alfresco dining and outdoor entertaining.

#### Services

Mains electric, water and drainage are connected. Air source heat pump for hot water and heating. Ultrafast broadband is available and mobile signal is good.



**Tenure** – Freehold

**Property Type** – Link - detached

**Property Construction** – Brick with tiled roof

**Local Authority** – Uttlesford District Council

**Council Tax** – D

**EPC** – C



### Ground Floor

Approx. 58.8 sq. metres (633.4 sq. feet)

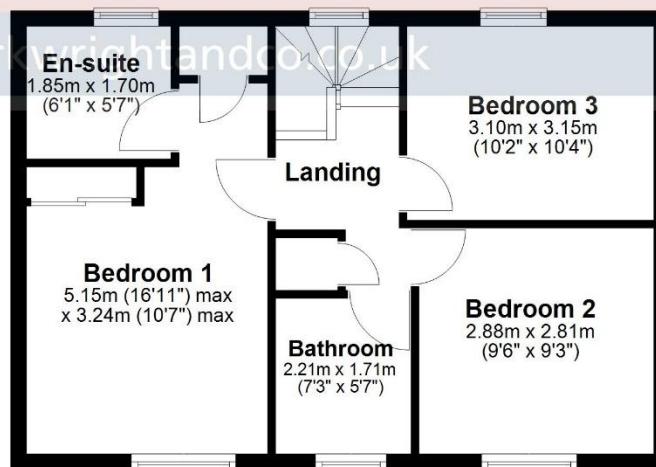


### Kitchen/Dining Room

10.06m (33') max  
x 4.13m (13'6") max

### First Floor

Approx. 42.5 sq. metres (457.9 sq. feet)



Total area: approx. 101.4 sq. metres (1091.3 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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