



5 Loompits Way, Saffron Walden
CB11 4BZ



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

5 Loompits Way

Saffron Walden | Essex | CB11 4BZ

Guide Price £800,000

- A superb four bedroom detached family home
- Generous living room
- Good size kitchen/breakfast room
- Four bedrooms, three of which are doubles
- Delightful, low maintenance rear garden
- Off road parking and garage
- Highly popular residential area, close to local schooling & mainline train station
- Offered with no upward chain

The Property

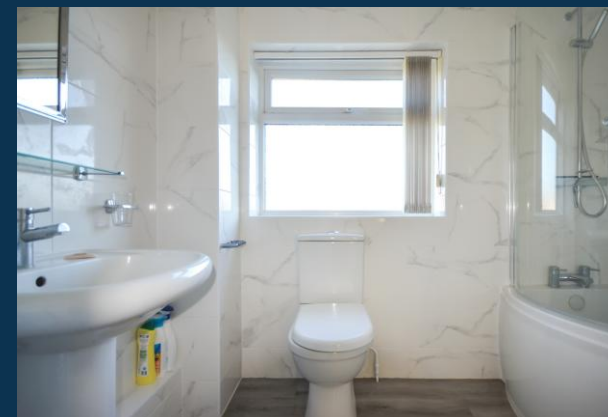
A well-proportioned four-bedroom detached family home, ideally positioned on the edge of a sought-after residential development. Benefitting from a private garden, garage, and offered with no upward chain, the property enjoys convenient access to local amenities, excellent schooling, Saffron Walden town centre and Audley End station.

The Setting

Loompits Way is an established residential development situated on the southern edge of Saffron Walden, 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 highly rated local schooling including the infant and junior schools of Katherine Semar and secondary school Saffron Walden County High both of which gained outstanding OFSTED reports. 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

The property is entered via a covered porch leading into a generous entrance hall, which provides access to a cloakroom, the principal reception rooms, an internal door to the double garage, stairs rising to the first floor and understair storage cupboard. The spacious sitting room enjoys views onto the street scene with a feature fireplace with mantle over. A separate dining room is filled with natural light from French doors, opening onto the rear garden—ideal for entertaining. The kitchen/breakfast room is well-fitted with a matching range of units with space and plumbing for appliances. There is also access to the garden via a side door.





On the first floor, a bright and spacious landing leads to four well-proportioned bedrooms and modern family bathroom. A generous principal bedroom has a range of built in wardrobes, as does bedrooms two and three. A fourth good size room has a window to front aspect.

Outside

The property is set back behind a neatly maintained front garden laid to lawn, with a side driveway offering ample off-road parking and access to a garage with an electric door. To the rear, the enclosed garden has been designed for ease of maintenance, featuring a combination of patio and shingle, complemented by well-stocked flower beds.



Services

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

Tenure – Freehold

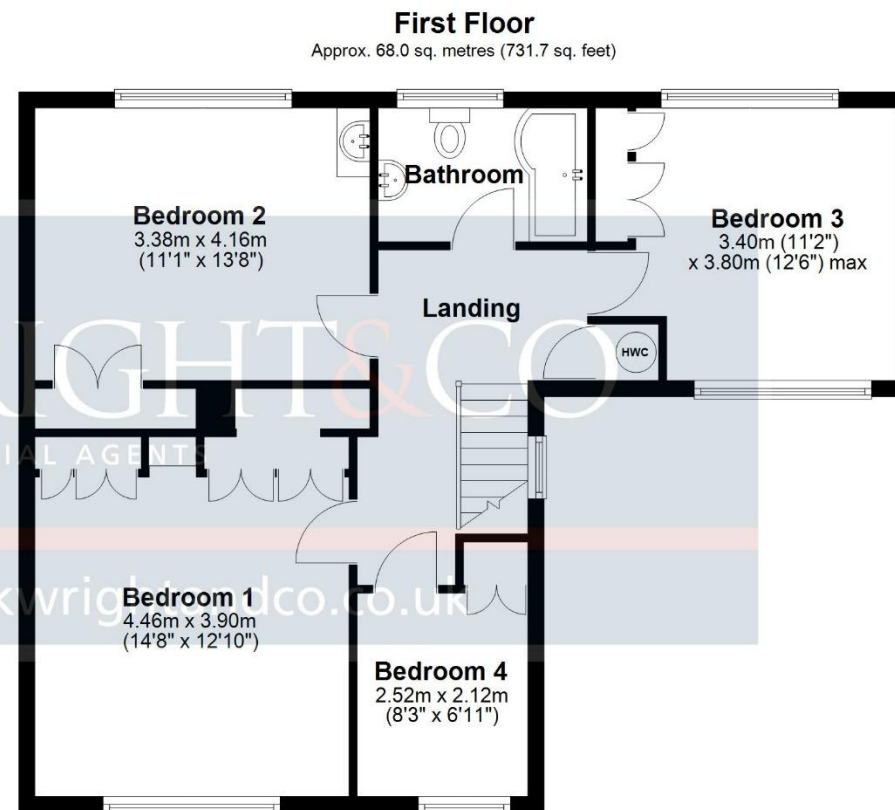
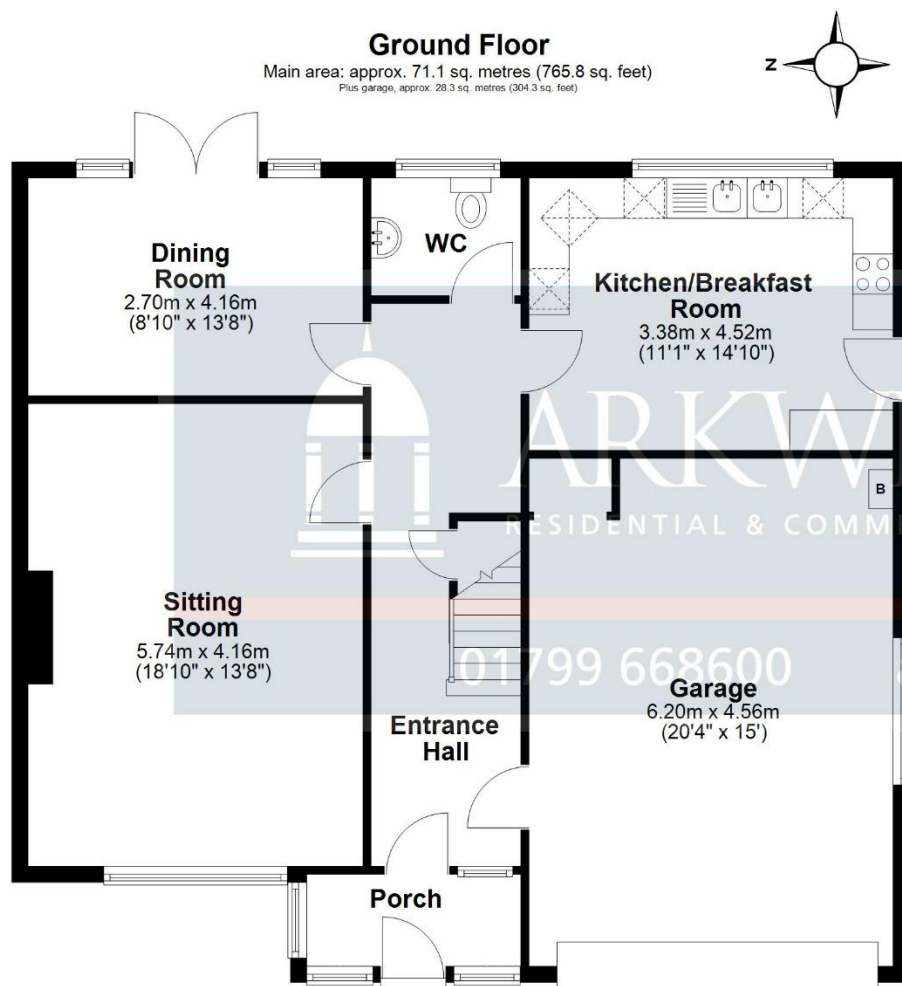
Property Type – Detached

Property Construction – Brick built with tiled roof

EPC – C

Council Tax Band- F





Main area: Approx. 139.1 sq. metres (1497.5 sq. feet)
Plus garage, approx. 28.3 sq. metres (304.3 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.



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS



01799 668600

51 High Street, Saffron Walden Essex, CB10 5AR
info@arkwrightandco.co.uk
www.arkwrightandco.co.uk



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS