



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS



## Maple House

23a Loompits Way | Saffron Walden | Essex | CB11 4BZ

Guide Price: £675,000





An extremely well-appointed, executive family home finished to a high level of specification, located in this popular area of Saffron Walden close to the highly regarded schools and the town centre.

#### ACCOMMODATION

An attractive and well-appointed family home, built in just 2019, offering well-planned and flexible living accommodation finished to a superb high specification, including underfloor heating throughout the ground floor. The property is ideally located in the town, close to well-regarded schooling and local amenities. In detail the accommodation comprises: -

#### ENTRANCE HALL 15' x 12' 2" (4.58m x 3.72m)

Solid front doors opens in to a large and bright open landing with understairs storage cupboard, stairs leading to first floor, wood flooring and doors leading to;

#### CLOAKROOM

Suite comprising low level WC, wash hand basin, chrome heated towel rail and obscured window to the front aspect.

#### STUDY 10' 10" x 8' 2" (3.30m x 2.50m)

With attractive wood flooring and window to the front aspect.

#### SITTING ROOM 17' x 12' 7" (5.18m x 3.84m)

Large room with window to the front aspect, attractive wood flooring, wall mounted lights, double glazed doors leading through to the kitchen/dining room.

#### KITCHEN/DINING ROOM 16' 2" x 25' 1" (4.92m x 7.64m)

A stunning open plan space benefitting from window to rear aspect and large bi-folding doors to terrace/garden, attractive wood flooring, underfloor heating, and LED lighting, with a range of lighting options. The modern and stylish refitted kitchen benefits from a high-quality range of matching eye and base level units, including full height cupboards and solid Corian work-surface over, incorporating a stainless-steel sink, and breakfast bar with modern pendant lighting over. Two integrated eye level electric ovens, induction hob with extractor hood over, integrated fridge, freezer, and dishwasher.

#### UTILITY ROOM

Window to the side aspect with door leading out to garden. Space for washing machine and tumble dryer, large cupboard housing the boiler unit.

#### FIRST FLOOR

##### LANDING

Large, bright carpeted landing with stunning skylight, window to the side aspect, recessed LED lighting and doors leading to;

#### MASTER BEDROOM 11' 7" x 10' 7" (3.54m x 3.22m)

Carpeted master bedroom window to the rear aspect, fully fitted wardrobes and door the en suite shower room.

#### ENSUITE SHOWER ROOM

Shower suite comprising low level wc, modern sink vanity unit with chrome mixer tap. Large, fully tiled shower enclosure, Velux window, and chrome heated towel rail.

#### BEDROOM TWO 12' 4" x 12' (3.76m x 3.66m)

Carpeted, window to rear aspect and fitted wardrobe.

#### BEDROOM THREE 10' 7" x 12' 7" (3.22m x 3.84m)

Carpeted, window to front aspect and fitted wardrobe.

#### BEDROOM FOUR 8' 7" x 12' 1" (2.62m x 3.68m)

Carpeted, window to rear aspect and fitted wardrobe.

#### FAMILY BATHROOM 6' 2" x 8' 8" (1.88m x 2.64m)

Suite comprising low level wc, large modern sink vanity unit with chrome mixer tap, freestanding bath with chrome tap, large Velux window and chrome heated towel rail.

#### OUTSIDE

Approached via gravelled driveway, there is generous off-road parking, with the remainder of the front garden laid to lawn with hedging around the perimeter. There is an enclosed low maintenance garden to the rear with porcelain tile patio, perfect for al fresco dining and entertaining.

#### LOCATION

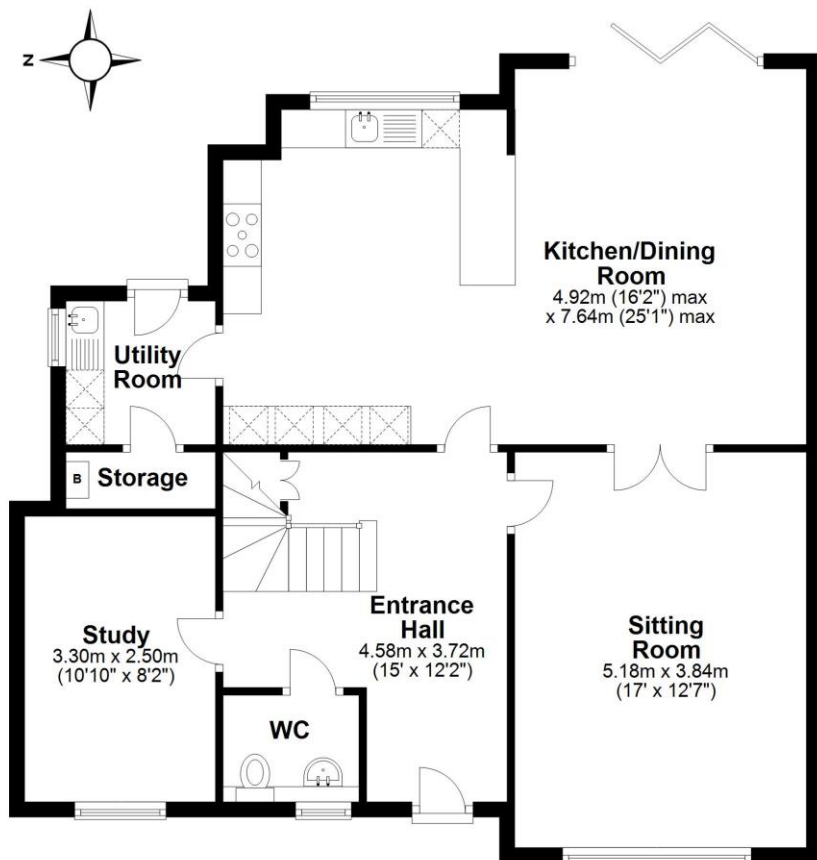
Loompits Way is an established residential development situated on the southern edge of Saffron Walden, just a short distance from the town centre which offers a good range of facilities including a twice weekly market, a selection of independent retailers and a Waitrose store. The development is ideally situated for 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.

#### SERVICES

All main services are connected.

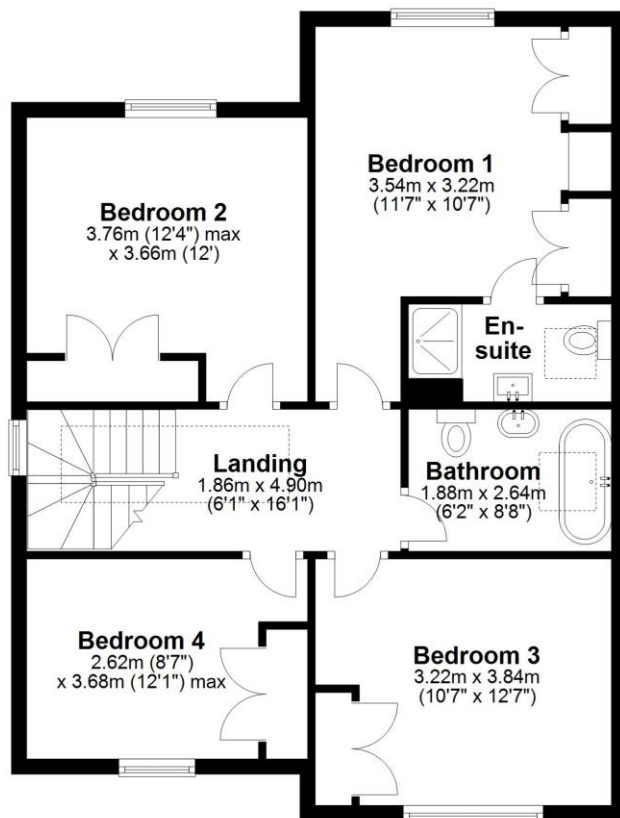
### Ground Floor

Approx. 87.5 sq. metres (942.4 sq. feet)



### First Floor

Approx. 71.1 sq. metres (764.8 sq. feet)



Total area: approx. 158.6 sq. metres (1707.2 sq. feet)

Floor plan for guidance only  
Plan produced using PlanUp.



The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs and floor plans are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.







