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## 4 Fitzpiers, Saffron Walden, CB10 2BD

A substantial four bedroom residence tucked away in a popular residential location just a short walk from The Common. The property offers bright and spacious living accommodation, together with a secluded west facing garden, double garage with studio above and a driveway.

- Central location
- Three reception rooms
- Four bedrooms
- Family bathroom and two en suites
- Driveway and double garage
- Secluded west facing garden

Guide Price **£775,000**

Saffron Walden is an historic market town with a magnificent Parish Church, numerous period properties and a wide tree-lined High Street. An extensive range of shops, schools, social and sporting amenities are all accessible within the town and the Golf Course and Sports Centre lie on the town's outskirts. Road links to London and Cambridge (16 miles) are accessible at Junctions 8 and 9 of the M11. Train services to London (Liverpool Street - 57 mins) run from Audley End Station about 2 miles away.

### ACCOMMODATION with approximate room sizes.

#### GROUND FLOOR

##### ENTRANCE HALL

Entrance door, staircase rising to the first floor, built-in coats cupboard and doors to adjoining rooms.

##### HOME OFFICE

10' 11" x 9' 8" (3.35m x 2.96m)

Double glazed window to the front aspect.



##### FAMILY ROOM

16' 3" x 10' 4" (4.97m x 3.16m)

Double glazed windows to the front aspect and double glazed sliding doors opening to the rear garden. Feature fireplace (not currently in use).

##### CLOAKROOM

Comprising pedestal wash basin and low level WC.

##### UTILITY ROOM

10' 9" x 7' 8" (3.28m x 2.35m)

Fitted with base and eye level units, ceramic sink unit, space and plumbing for washing machine and space for tumble dryer, fridge and freezer. Double glazed window to the rear aspect.

##### KITCHEN/BREAKFAST ROOM

17' 6" x 16' 1" (5.34m x 4.92m)

Fitted with a range of base and eye level units, butler sink, space and plumbing for dishwasher, electric double oven and four ring gas hob. Built-in pantry cupboard and shoe cupboard. Double glazed windows to the rear and side aspects and double glazed door opening to the rear garden.

##### SITTING ROOM

18' 6" x 16' 1" (5.66m x 4.92m) max (L-shaped room)

Double glazed windows to the rear and side aspects.

#### FIRST FLOOR

##### LANDING

Doors to adjoining rooms, two built-in airing cupboards and access to the loft space.

##### BEDROOM 1

17' 6" x 13' 9" (5.34m x 4.21m) max (L-shaped room)

Double glazed windows to the rear aspect, built-in wardrobe and door to:

##### EN SUITE

9' 7" x 6' 11" (2.93m x 2.13m)

Comprising pedestal wash basin, low level WC, shower enclosure and obscure double glazed window to the side aspect.

## **BEDROOM 2**

14' 9" x 8' 6" (4.5m x 2.6m)

Double glazed window to the front aspect, built-in wardrobe and door to:

## **EN SUITE**

7' 5" x 7' 4" (2.28m x 2.25m)

Comprising pedestal wash basin, low level WC, shower enclosure and obscure double glazed window to the side aspect.

## **BEDROOM 3**

12' 11" x 10' 10" (3.94m x 3.32m)

Double glazed window to the front aspect, built-in wardrobe and door to:

## **WC**

Comprising low level WC and pedestal wash basin.

## **BEDROOM 4**

13' 3" x 11' 8" (4.04m x 3.57m)

Double glazed window to the front aspect and built-in wardrobes.



**FAMILY BATHROOM**

7' 2" x 6' 9" (2.19m x 2.06m)

Comprising pedestal wash basin, low level WC, panelled bath with shower over and obscure double glazed window to the front aspect.

**OUTSIDE**

The property enjoys a secluded, west-facing garden with paved terrace area, perfect for al fresco entertaining. The rest of the garden is predominantly laid to lawn with a detached workshop. There is gated access to the driveway which provides off-street parking for several vehicles and access to the detached double garage.

**WORKSHOP**

8' 11" x 7' 1" (2.74m x 2.18m)

Window to the side aspect, power and lighting connected.

**DETACHED DOUBLE GARAGE**

16' 8" x 15' 8" (5.09m x 4.78m)

Up and over doors, power and lighting connected. A ladder provides access to studio.



## STUDIO

15' 0" x 11' 8" (4.58m x 3.57m)

Two Velux windows, power and lighting connected. The studio could be utilised as an ideal working from home space.

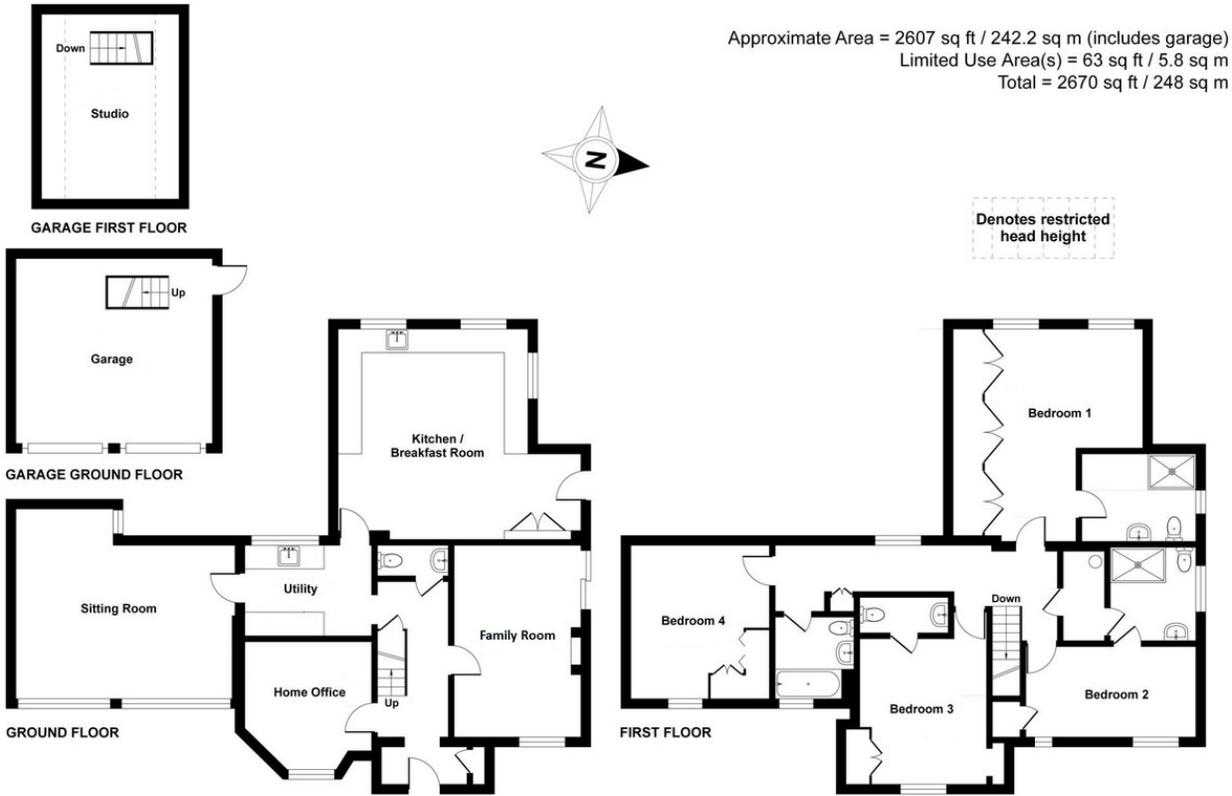
## VIEWINGS

Strictly by appointment with the Agents.

Virtual tour available upon request. Please contact the office to request a copy.



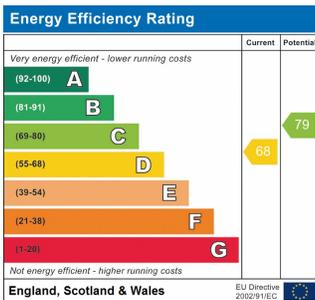




Not to scale, for guidance purposes only

### Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings.



### Council Tax Band: D

#### Special Notes

- As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
- No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
- Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
- Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
- All dimensions are approximate and floor plans are for general guidance and are not to scale.
- Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask us or seek professional verification.
- These Sales Particulars do not constitute a contract or part of a contract.