



Leverett Way, Saffron Walden, CB10 2NG

**CHEFFINS**

## Leverett Way

Saffron Walden,  
CB10 2NG

A double-fronted, five bedroom detached family home set on the edge of a recently constructed development. The property offers spacious and well-appointed accommodation over three floors, together with a private rear garden, detached garage and off-street parking.

### LOCATION

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.

5 3 2

Guide Price £687,995





## GROUND FLOOR

### ENTRANCE HALL

Entrance door, staircase rising to the first floor with understairs storage cupboard and doors to adjoining rooms

### STUDY

Double glazed window to the front aspect.

### CLOAKROOM/UTILITY

Fitted with base units with space and plumbing for washing machine and tumble dryer, low level WC and wash basin.

### KITCHEN

Fitted with a range of base and eye level units with worktop space over, incorporating breakfast bar and integrated appliances including electric oven with four ring gas hob and extractor hood over, fridge freezer and dishwasher. Double glazed window to the rear aspect. Open plan to:

### DINING AREA

Double glazed French doors with adjoining double glazed full height windows providing views and access to the garden.

### SITTING ROOM

A dual aspect room with double glazed windows to the front and side aspects.

## FIRST FLOOR

### LANDING

Double glazed window to the front aspect, built-in airing cupboard and doors to adjoining rooms. Staircase rising to the second floor.

### BEDROOM 1

Double glazed window to the front aspect and door to:

### EN SUITE

Comprising large shower enclosure, low level WC, wash basin and heated towel rail. Double glazed window to the rear aspect.

### BEDROOM 4

Double glazed window to the rear aspect.

### BEDROOM 5

A dual aspect room with double glazed windows to the front and side aspects.

### BATHROOM

Comprising panelled bath with shower attachment, low level WC and wash basin. Double glazed window to the rear aspect.

## SECOND FLOOR

### LANDING

Doors to adjoining rooms.

### BEDROOM 2

Double glazed window to the front aspect and Velux window to the rear aspect.

### BEDROOM 3

Double glazed window to the front aspect and Velux window to the rear aspect.

### SHOWER ROOM

Comprising shower enclosure, low level WC and wash basin. Double glazed window to the rear aspect.

## OUTSIDE

To the side of the property is a driveway providing off-street parking for two vehicles and access to the garage. To the rear there is a private rear garden.

## MATERIAL INFORMATION

- Tenure - Freehold
- Annual service charge amount - £170.41
- Service charge review period - Annual
- Council tax band - To be assessed

## VIEWINGS

By appointment through the Agents.



| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) <b>A</b>                          |                         |         |           |
| (81-91) <b>B</b>                            |                         |         |           |
| (69-80) <b>C</b>                            |                         |         |           |
| (55-68) <b>D</b>                            |                         |         |           |
| (39-54) <b>E</b>                            |                         |         |           |
| (21-38) <b>F</b>                            |                         |         |           |
| (1-20) <b>G</b>                             |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |         |           |

Guide Price £687,995

Tenure - Freehold

Council Tax Band - New Build

Local Authority - Uttlesford



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.