



Homebridge, Great Sampford, CB10 2SB



Homebridge

Great Sampford,
CB10 2SB

- Fully refurbished
- Well-appointed kitchen/dining room and utility
- Bathroom and en suite
- Private rear garden
- Garage
- No upward chain

A refurbished, four bedroom, detached house set in the heart of the village. The property enjoys a private garden and garage. Offered CHAIN FREE.

4 2 2

Offers In Excess Of £475,000





LOCATION

The highly regarded village of Great Sampford has its own highly-rated primary school, popular pub/Italian restaurant, children's recreation ground, tennis court, cricket pitch and two churches. The nearby market town of Saffron Walden offers excellent shopping, schooling and recreational facilities including an 18 hole golf course and leisure facilities. Audley End mainline station offering a commuter service into London's Liverpool Street and good access to road networks including M11. The vibrant University City of Cambridge offers a wealth of recreational facilities, excellent public schools and a number of large businesses and Addenbrookes Hospital.

GROUND FLOOR

ENTRANCE HALL

Obscure double glazed entrance door, built-in coats cupboard, wooden laminate flooring and staircase rising to the first floor with deep understair storage cupboard.

CLOAKROOM

Comprising WC, vanity wash basin and obscure double glazed window.

STUDY

Double glazed window overlooking the garden.

SITTING ROOM

A dual aspect room with double glazed high level window and double glazed sliding patio doors leading to the rear decking and garden.

KITCHEN/DINING ROOM

Refitted with a range of base and eye level units, hardwood worktop with twin bowl sink unit and breakfast bar, range cooker, American style fridge freezer, integrated dishwasher and wooden laminate flooring. A pair of double glazed windows overlooking the street scene and glazed door to:

UTILITY ROOM

Hardwood work surface with integrated washing machine and space for tumble dryer below, eye level units, floor mounted boiler and obscure double glazed door providing access to the outside space.

FIRST FLOOR

LANDING

Access to the loft space and airing cupboard housing the hot water cylinder and slatted shelving.

BEDROOM 1

Double glazed window overlooking the garden and surroundings. Door to:

EN SUITE

Comprising shower enclosure, WC with hidden cistern, vanity wash basin and obscure double glazed window.

BEDROOM 2

Double glazed window to the front aspect overlooking the street scene, built-in wardrobes.

BEDROOM 3

Double glazed window overlooking the street scene.

BEDROOM 4

Double glazed window overlooking the surroundings, built-in wardrobe.

BATHROOM

Refitted suite comprising panelled bath with independent shower over, vanity wash basin with cupboard below, low level WC and obscure double glazed window.

OUTSIDE

The property is set in the heart of this sought-after village, conveniently located within walking distance of the local amenities and a network of footpaths. The property enjoys a private garden which has been

recently turfed, with a decking area adjoining the sitting room.

DETACHED GARAGE

Up and over door providing vehicular access, and glazed personal door to the garden.

AGENT'S NOTES

- Tenure - Freehold
- Council Tax Band - E
- Property Type - Detached house
- Property Construction - Brick and block with tiled roof
- Number & Types of Room - Please refer to the floorplan
- Square Footage - 1363.89
- Parking - Garage and on-street parking
- UTILITIES/SERVICES
- Electric Supply - Mains
- Water Supply - Mains
- Sewerage - Mains
- Heating - Oil fired boiler with radiators
- Broadband - Not connected (FTTC available in area)
- Mobile Signal/Coverage - Average

- Conservation Area - Yes

VIEWINGS

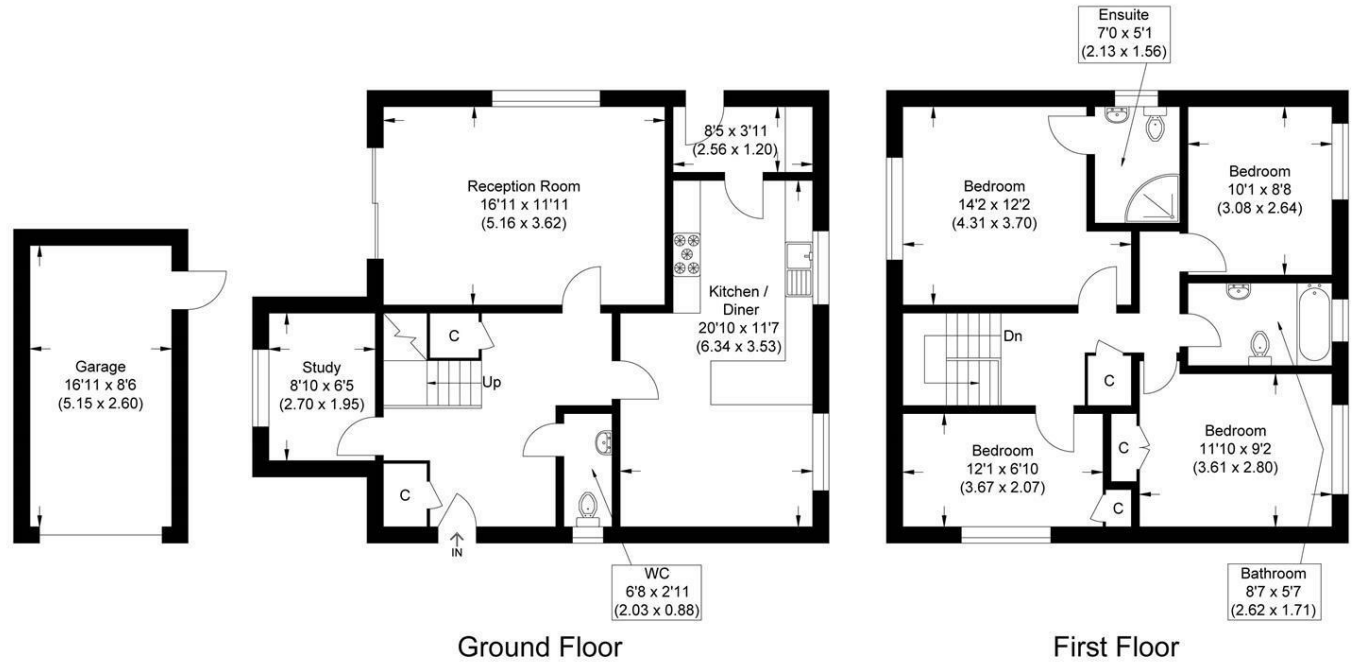
By appointment through the Agents.







Approximate Gross Internal Area
 126.71 sq m / 1363.89 sq ft
 (Excludes Garage)
 Garage Area 13.39 sq m / 144.12 sq ft



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

Offers In Excess Of £475,000
 Tenure - Freehold
 Council Tax Band - E
 Local Authority - Uttlesford

Illustration for identification purposes only, measurements are approximate, not to scale.

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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.