



Suffolk Place, Saffron Walden, CB10 2RA

CHEFFINS

Suffolk Place

Saffron Walden,
CB10 2RA

- Modern, detached house
- Spacious open plan kitchen/dining/living room
- Five double bedrooms
- Two en suites and family bathroom
- Landscaped rear garden
- Double garage

An impressive, substantial, detached residence located in a no-through road. The property has been greatly enhanced from the original design and is beautifully presented throughout, including a landscaped garden.

5 3 2

Guide Price £965,000





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.

GROUND FLOOR**RECEPTION HALL**

Obscure glazed entrance door with full height obscure glazed windows to either side, staircase rising to first floor with understairs storage.

SITTING ROOM

A dual aspect room with box bay window to the front aspect and further window to the side aspect.

STUDY

Wide window to the front aspect.

CLOAKROOM

Spacious cloakroom with low level WC and wash basin.

KITCHEN/DINING/LIVING ROOM

An impressive open plan contemporary living space sectioned into three zones. The kitchen is fitted with an extensive range of base and eye level units with worktop space over, twin bowl sink unit, integrated dishwasher, gas hob and double oven, integrated fridge/freezer. The room enjoys a good degree of natural light via a pair of windows together with a pair of glazed doors with adjoining windows providing access and views onto the terrace and the delightful landscaped garden.

UTILITY

Fitted with a range of base and eye level units with worktop space over, sink unit, eye level microwave, integrated washing machine and tumble dryer, glazed door providing access to the side path and garden.

FIRST FLOOR**SPACIOUS LANDING**

Window to front aspect, built-in airing cupboard plus further cupboard housing hot water cylinder.

BEDROOM 1

Double glazed window to the rear aspect overlooking the garden.

ENSUITE

Suite comprising large shower enclosure, wash basin, WC and obscure glazed window.

BEDROOM 2

Wide window to front aspect.

ENSUITE

Comprising large shower enclosure, low level WC, wash basin and obscure glazed window.

BEDROOM 3

Window to rear aspect overlooking the garden.

BEDROOM 4

Window to the front aspect.

BEDROOM 5

Window to the rear aspect overlooking the garden.

BATHROOM

Comprising panelled bath with shower over, low level WC, wash basin and obscure glazed window.

DETACHED DOUBLE GARAGE

An oversize detached double garage with a pair of up and over doors to the front, glazed door to the side path, power and light connected, extensive eaves space ideal for storage. The garage also offers huge scope for conversion dependent on needs and relevant approval.

OUTSIDE

The property is located at the top of the development and at the end of a no-through road. To the side of the property is a block paved driveway providing off-street parking and access to the DETACHED DOUBLE GARAGE. The garden is a particular feature of the property and has been greatly enhanced by the original design with a paved path leading to the front door with well stocked flower and shrub borders, tree planting and lawns.

The rear garden has also been landscaped to provide a stunning outdoor space with a path and terrace adjoining the rear of the property, in turn leading down to the tiered garden which is mainly laid to lawn with well stocked flower and shrub borders, hedging and various trees, all providing a delightful outdoor living space.

AGENT'S NOTES

For more information on this property, please refer to the Material Information brochure that can be found on our website.

VIEWINGS

By appointment through the Agents.












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	87	92
(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 	



Guide Price £965,000
 Tenure - Freehold
 Council Tax Band - G
 Local Authority - Uttlesford



Approximate Gross Internal Area
216.77 sq m / 2333.29 sq ft
(Excludes Garage)
Garage Area 43.78 sq m / 471.24 sq ft

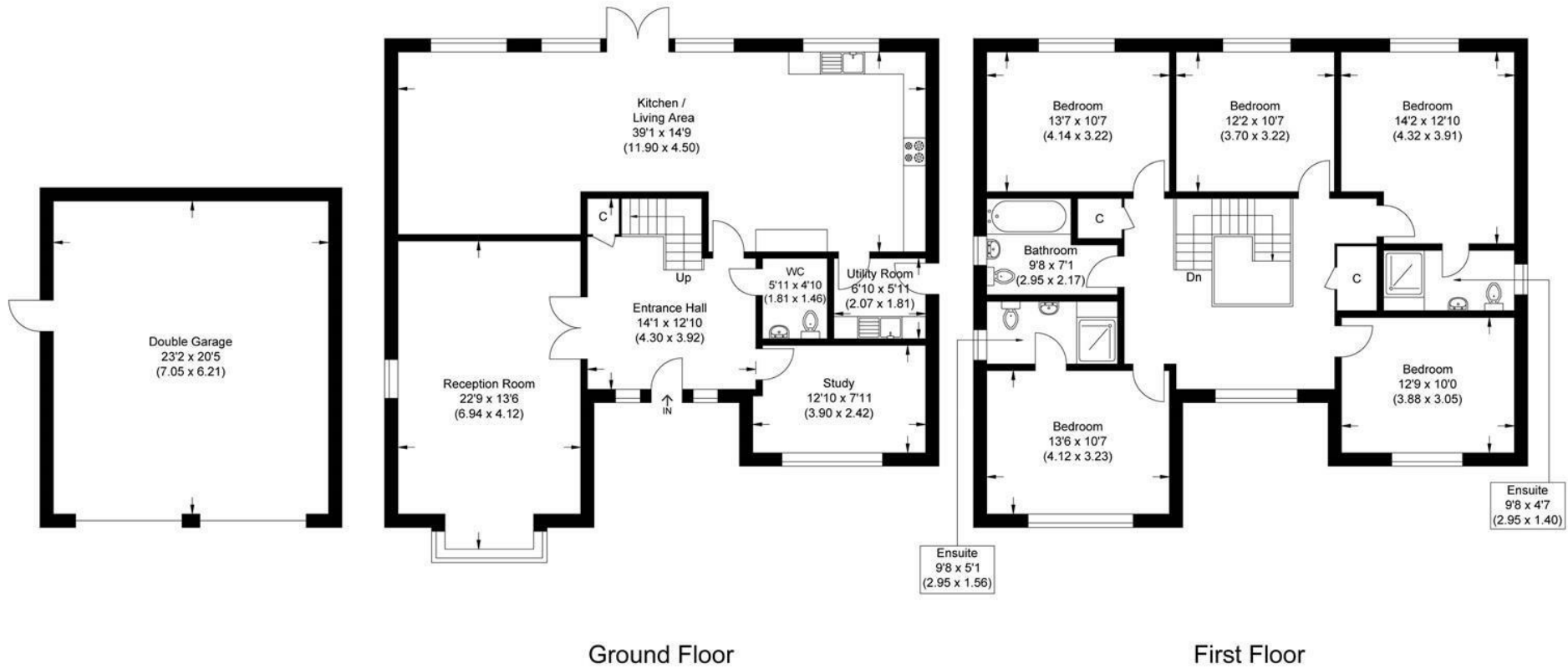


Illustration for identification purposes only, measurements are approximate, not to scale.



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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.