



Moor End, Great Sampford, CB10 2RQ

CHEFFINS

Moor End

Great Sampford,
CB10 2RQ

- Village Location
- Three Reception Rooms
- Four/five Bedrooms
- Detached Garage & Off-Street Parking
- Private Rear Garden
- Scope for annex accommodation

A deceptively spacious detached property set in an elevated position. The property enjoys first class accommodation together with a tiered garden, off-street parking and detached garage.

4 2 3

Guide Price £635,000





LOCATION

The highly regarded village of Great Sampford has its own excellent primary school, nursery school, inn and church. 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**

Door with double glazed leaded window, staircase rising to first floor and oak flooring flowing through to adjoining rooms.

SITTING ROOM

Dual aspect room with an open fireplace. Three double glazed windows providing a good degree of natural light overlooking the garden and elevated views of the street scene.

DINING ROOM

Double glazed window to the side aspect.

KITCHEN/BREAKFAST ROOM

Fitted with a range of base and eye level units with hardwood work top space over, ceramic sink unit, space for range style cooker, integrated dishwasher and space for an American style fridge freezer. Slate floor and double glazed windows overlooking the garden.

STUDY/BEDROOM 4

Double glazed window to the front aspect with a range of fitted wardrobes.

SNUG/BEDROOM 5

Double glazed window with views of the garden together with a pair of double glazed doors providing access to the outdoor space.

UTILITY ROOM

Fitted units, hardwood worktop space over, ceramic sink unit., space and plumbing for washing machine. Glazed oak stable door providing access to the outside.

GROUND FLOOR SHOWER ROOM

Comprising shower enclosure, low level WC.

The Snug, Utility Room and Shower Room provide scope for an annex with independent access.

FIRST FLOOR**LANDING**

Doors to adjoining rooms.

BEDROOM 1

A double room with double glazed window to the front aspect and Velux window to the rear aspect. Built-in eaves cupboards and wardrobes. Door to:-

EN-SUITE

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

BEDROOM 2

A double room with double glazed window to the front and side aspects providing a good degree of natural light. Built-in wardrobes.

BEDROOM 3

A double room with double glazed window to the rear aspect overlooking the garden. Built-in wardrobe.

BATHROOM

Deep panelled bath, wash basin, low level WC and double glazed window.

OUTSIDE

The property is set in an elevated position within the

village. To the front of the property is a gravelled area with steps up to the front door and a path to the side accessing the rear garden. To the back of the property is a raised terrace and pathway to the main garden which is laid to lawn with mature shrubs and hedging. Additional steps lead to a tiered garden with a driveway at the far end providing off-street parking, off Spare Penny Lane, along with a DETACHED GARAGE with electric roller shutter door, window to the side and a double glazed door providing access to the garden.

AGENTS NOTE

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Guide Price £635,000
 Tenure - Freehold
 Council Tax Band - E
 Local Authority - Uttlesford



Approximate Gross Internal Area
 142.66 sq m / 1535.57 sq ft
 (Excludes Garage & Eaves)
 Garage Area : 16.50 sq m / 177.60 sq ft

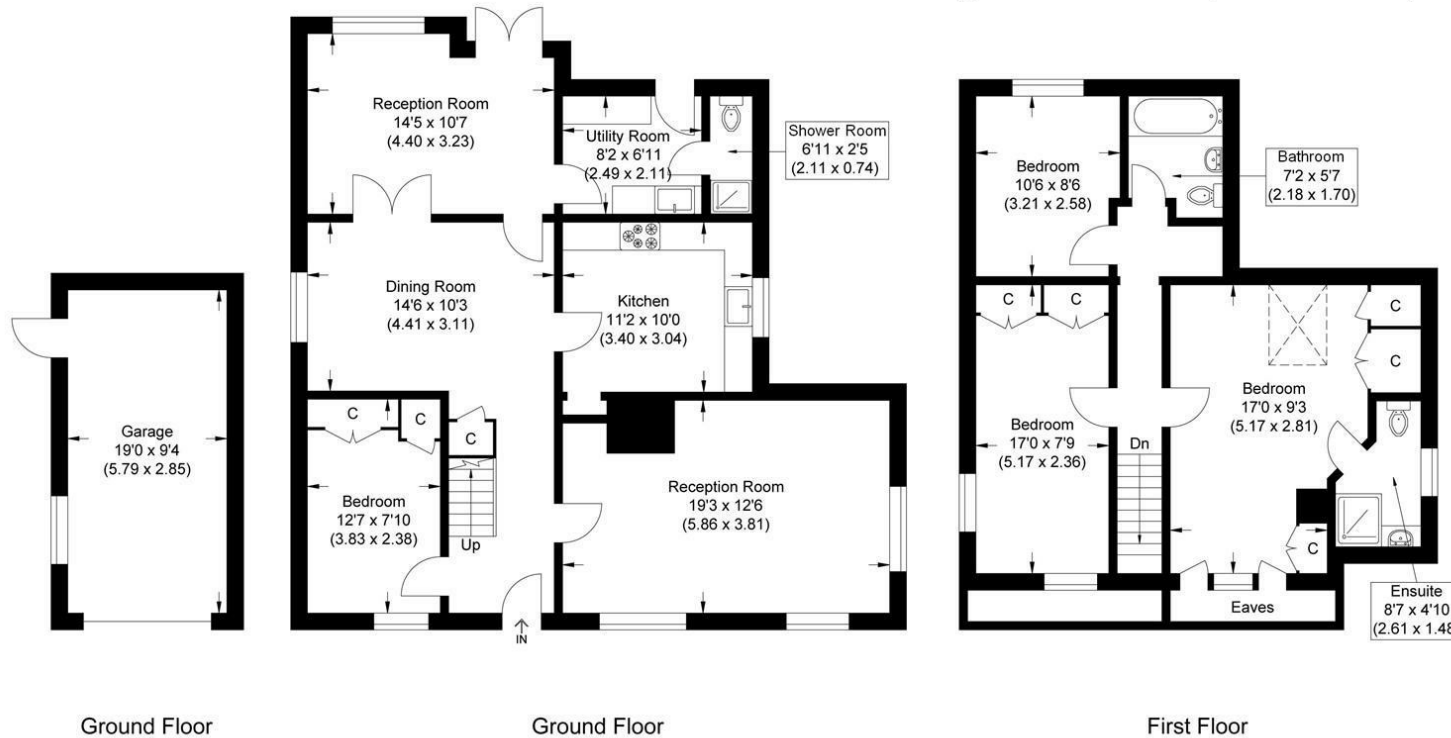


Illustration for identification purposes only, measurements are approximate, not to scale.

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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.