



Deynes Road, Debden, CB11 3LH





## Deynes Road

Debden,  
CB11 3LH

- Characterful new home
- Open kitchen/diner
- 10 Year build warranty
- Master bedroom with en suite
- Energy efficient air source heat pump
- Off street parking for several vehicles

A characterful new home situated in a picturesque village location. The property offers bright and well proportioned accommodation, together with ample off street parking and a private rear garden.

3 2 2

Guide Price £750,000





## LOCATION

The much sought after and highly regarded village of Debden offers a fine church, excellent primary school, shop/post office, recreational ground and two Inns. The market town of Saffron Walden with its excellent shopping, schooling and recreational facilities is about 4 miles away. Newport mainline station is 3 miles and the M11 access is at either Bishop's Stortford (junction 8) or Stump Cross (junction 9). In addition, there is a regular bus service from Debden village through to Stansted Airport (direct Stansted Express train service to London) and Bishop's Stortford.



## GROUND FLOOR

### ENTRANCE HALL

Entrance door, window to the front aspect, stairs rising to the first floor and door to the airing cupboard.

### SITTING ROOM

Windows to the front, rear and side elevations.

### KITCHEN

Fitted with a range of base and eye level units with worktop over, four ring induction hob with extractor hood over, electric oven, space and plumbing for washing machine, stainless steel sink and central island incorporating a breakfast bar. Window to the front aspect. Open plan to:-

### DINING AREA

An impressive vaulted space with windows to the front and side elevations, and glazed sliding doors opening to the garden.

### UTILITY/BOOT ROOM

Fitted with a base level unit with worktop over, windows to the rear and side aspects, partially glazed door to the rear. Door to:-

## CLOAKROOM

Comprising ceramic basin, low level WC, obscure glazed window to the side aspect.

## FIRST FLOOR

### LANDING

Doors to adjoining rooms and access to the open truss loft space providing a substantial storage area with huge scope for conversion, subject to relevant approval.

### MASTER BEDROOM

Windows to the front and side aspects, door to:-

### EN SUITE

Comprising ceramic basin with vanity unit beneath, low level WC, shower enclosure with dual shower heads, heated towel rail, obscure glazed window to the front aspect.

### BEDROOM TWO

Window to the front aspect.

### BEDROOM THREE

Two windows to the side aspect.

## BATHROOM

Comprising ceramic basin with vanity unit beneath, low level WC, panel bath and shower enclosure with dual heads shower, heated towel rail.

## OUTSIDE

The front boundary of the property consists of wrought iron estate railing with steps leading to the entrance door. To the side of the property is a gravelled driveway providing off-street parking for several vehicles and gated access to the rear garden. Adjoining the rear of the property is an Indian sandstone paved terrace, perfect for al fresco entertaining. The remainder of the garden is predominantly laid to lawn with hedges bordering providing a good degree of seclusion.

## 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.







Approximate Gross Internal Area 1433 sq ft – 133 sq m  
 Ground Floor Area 801 sq ft – 74 sq m  
 First Floor Area 632 sq ft – 59 sq m



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	<b>94</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 £750,000  
 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.