



Nightingale Mews, Saffron Walden, CB10 2BQ

**CHEFFINS**



## Nightingale Mews

Saffron Walden,  
CB10 2BQ

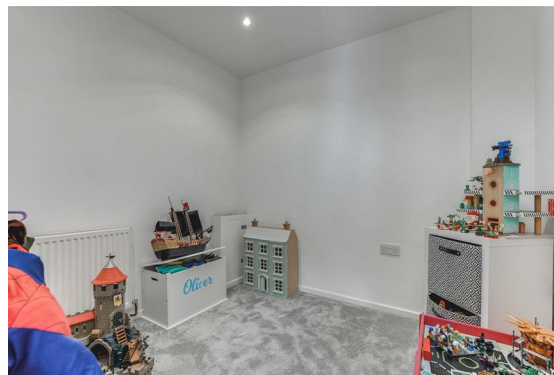
- Detached family home
- Beautifully appointed kitchen and utility
- Principal bedroom with dressing room and en suite
- Off-street parking
- Private garden
- Popular residential location

A beautifully appointed detached family home positioned in a popular and tucked away position within the town. The property has undergone recent enhancement to provide well proportioned and versatile living accommodation throughout together with driveway parking, integral garage and private rear garden.

3 2 1

## Offers In Excess Of £525,000





## 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

### ENTRANCE HALL

Entrance door, double glazed windows to the side aspect, stairs rising to the first floor with storage beneath, part-panelled wall, doors to adjoining rooms.

### CLOAKROOM

Comprising ceramic wash basin with splashback tiles and low level WC.

### SITTING ROOM

Window to the front aspect, part-panelled wall, door to conservatory and opening to:-

### KITCHEN/DINER

Recently re-fitted with a range of base and eye level units with granite worktops, ceramic sink, integrated dishwasher, fridge freezer, four ring induction hob with extractor hood above, island with storage beneath, tiled flooring, double glazed window to the side aspect and double glazed bi-folding doors leading directly into the garden. Door to:-

### UTILITY ROOM

Double glazed windows to two aspects and a double glazed skylight providing a good degree of natural light. Fitted with base units with granite worktops, ceramic sink, space for washing machine and tumble dryer, tiled

flooring, double glazed obscure door providing access to the front path.

### CONSERVATORY

Dual aspect glazed windows and French doors providing access to the garden, solid wood flooring, door to:-

### PLAY ROOM/STUDY

Forming part of the garage conversion, providing an ideal space for a play room/study or storage.

## FIRST FLOOR

### LANDING

Double glazed window to the front aspect, storage cupboard with shelving, doors to adjoining rooms.

### BEDROOM 1

Double glazed window to the rear aspect with views of the garden, built-in wardrobes. Door to:-

### DRESSING ROOM

Double glazed window to the rear aspect (currently used as a study). Door to:-

### EN SUITE

Comprising ceramic wash basin with vanity cupboard space beneath, low level WC, heated towel rail, tiled walls and flooring, obscure double glazed window to the front aspect.

### BEDROOM 2

Double glazed window to the rear aspect overlooking the garden.

### BEDROOM 3

Double glazed window to the front aspect, built-in storage cupboard.

### BATHROOM

Comprising ceramic wash basin with vanity cupboard space below, panelled bath, low level WC, heated towel rail, tiled walls and flooring, obscure double glazed window to the front aspect.

### OUTSIDE

The property is accessed via patio steps leading to the front door and there is off-street parking for one car. The rear garden is easterly facing with a paved terrace and the remainder being laid to lawn with mature trees and shrubs, a timber storage shed and bordered by timber closeboard fencing. In addition, there is a good size store room with window, forming the rear of the garage conversion.

### VIEWINGS

By appointment through the Agents.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <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>82</b>
		<b>69</b>
England & Wales		
EU Directive 2002/91/EC		

Offers In Excess Of £525,000

Tenure - Freehold

Council Tax Band - E

Local Authority - Uttlesford

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

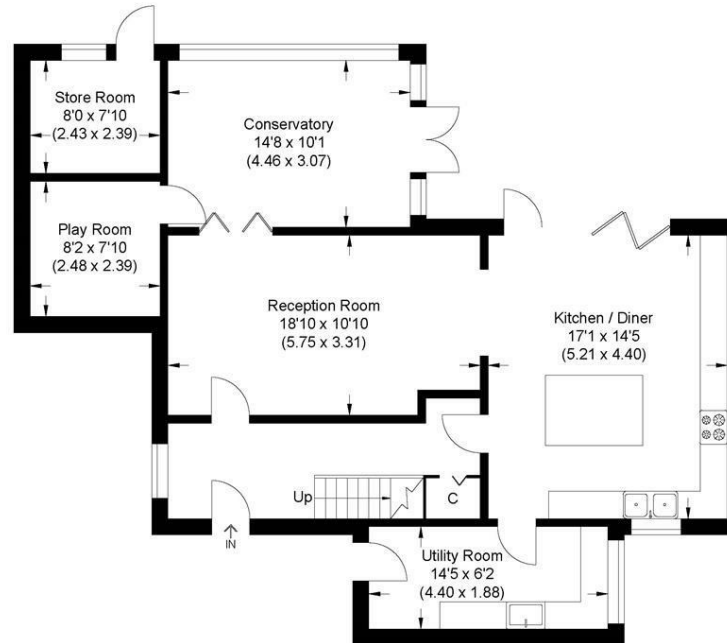
More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

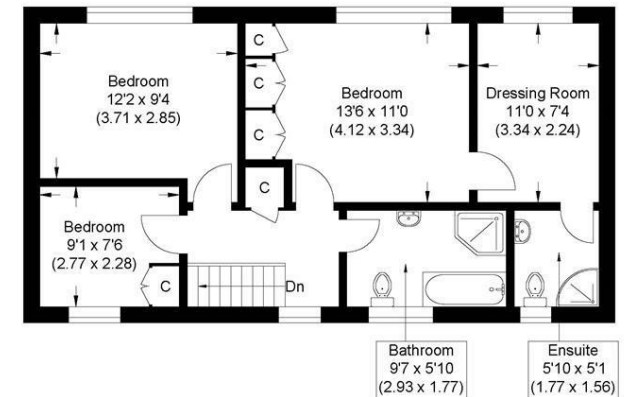
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.

Approximate Gross Internal Area  
142.58 sq m / 1534.71 sq ft



Ground Floor



First Floor

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

