



Fitzpiers, Saffron Walden, CB10 2BD

CHEFFINS

Fitzpiers

Saffron Walden,
CB10 2BD

- Four bedrooms
- Tucked away location
- Driveway parking and garage
- Landscaped southerly gardens
- En suite to master
- Close to amenities

A deceptively spacious four bedroom home set in a highly sought-after and tucked-away location only a short walk from the Common and Market Square. The property enjoys bright and well proportioned living accommodation throughout together with driveway parking, garage and landscaped southerly gardens.

4 2 2

Guide Price £495,000





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, stairs rising to the first floor and doors to adjoining rooms.

CLOAKROOM

Comprising ceramic wash basin with vanity cupboard space beneath, low level WC, part tiled wall and tiled floor, obscure double glazed window to the side aspect.

KITCHEN

A dual aspect room with double glazed windows to the front and rear aspects, accessed via a couple of steps from the hallway. It is fitted with a range of base and eye level units with worktop over, stainless steel sink, space for dishwasher and freestanding fridge freezer, integrated oven with four ring induction hob and extractor hood above, splashback tiles, breakfast bar and tiled flooring. Open archway into:-

UTILITY ROOM

Fitted with a range of base and eye level units, tiled floor and space for washing machine and tumble dryer. Double glazed door leading directly into the garden.

DINING ROOM

Double glazed window to the front aspect along with double glazed sliding

patio doors leading directly into the garden, built in storage cupboard, gas fireplace with quartz hearth and archway to sitting room.

FIRST FLOOR

LANDING

A pair of double glazed windows to the rear aspect overlooking the garden, fitted eaves storage cupboards and doors to adjoining rooms.

PRINCIPAL BEDROOM

Double glazed window to the front aspect and door to:-

SHOWER ROOM

Comprising walk-in shower enclosure with electric shower above, ceramic wash basin with cupboard space beneath, low level WC, part tiled walls.

BATHROOM

Obscure double glazed window to the rear aspect, ceramic wash basin with splashback tiles, low level WC, panelled bath with electric shower above, heated towel rail and tiled walls.

BEDROOM 2

Dual aspect with double glazed windows to both front and rear aspects.

BEDROOM 3

Double glazed window to the front aspect and access to the loft space

BEDROOM 4/STUDY

Double glazed window to the front aspect, built in drawers and shelving.

OUTSIDE

To the front of the property is a garden which is part gravel/shingle with paved stairs flanked by brick walls leading directly to the front door and mature hedging either side. A block paved driveway providing off-street parking leads to a semi-detached garage. The rear garden is south facing and has been landscaped to be slightly tiered, predominantly paved with a small patio and a range of mature trees, shrubs and flowers bordering. Timber fences enclose the garden with steps leading down to the space behind the garage which has been utilised with a small storage unit, trellis and climbing plants.

GARAGE

Up and over door, power supply connected.

VIEWINGS

By appointment through the Agents.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		84
(81-91) B		
(69-80) C	72	
(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 £495,000

Tenure - Freehold

Council Tax Band - D

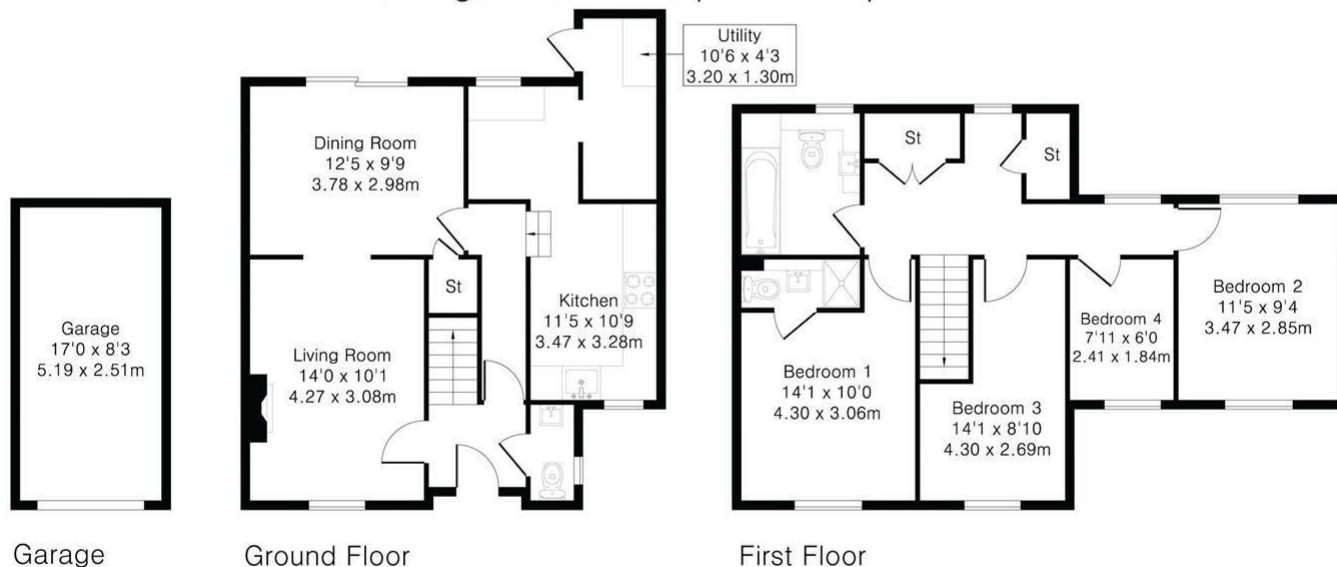
Local Authority - Uttlesford

Approximate Gross Internal Area 1156 sq ft - 107 sq m

Ground Floor Area 551 sq ft - 51 sq m

First Floor Area 605 sq ft - 56 sq m

Garage Area 140 sq ft - 13 sq m



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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CHEFFINS

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.