



Rookery Close, Great Chesterford, CB10 1QA

CHEFFINS

Rookery Close

Great Chesterford,
CB10 1QA

- No onward chain
- Detached House
- Three bedrooms
- High specification throughout
- Garage and driveway parking
- Popular residential location

A beautifully appointed three bedroom detached home positioned in a popular residential location. The property has been enhanced to a high specification throughout and benefits from driveway parking, integral garage and is a short walk to the villages amenities. No onward chain.

3 1 1

Guide Price £375,000





LOCATION

Great Chesterford is one of the area's most sought after villages with its outstanding range of local amenities including a store, fine church, primary school, hotel/restaurant, 2 inns and its own mainline railway station with a commuter service to Cambridge and London Liverpool Street. The market town of Saffron Walden is situated about 4 miles to the south and the university city of Cambridge about 11 miles to the north. The nearest M11 motorway access point is less than 1 mile away at Stump Cross and for the international commuter Stansted Airport is located just off Junction 8 on the M11 motorway close to Bishop's Stortford.

GROUND FLOOR**ENTRANCE HALL**

Entrance door, double glazed window to the front aspect, stairs leading to the first floor, tiled flooring and doors to adjoining rooms.

SITTING ROOM

Double glazed bay window to the front aspect, storage cupboard underneath stairs, tiled flooring open archway leading to:-

KITCHEN/DINER

Double glazed window and double glazed patio doors to the rear aspect, fitted with a range of base and eye level units, four ring induction hob with cooker extractor hood above and oven beneath, stainless steel sink, space for dishwasher, washing machine and fridge/freezer, tiled flooring.

FIRST FLOOR**LANDING**

Double glazed window to the side aspect, doors to adjoining rooms.

SHOWER ROOM

Comprising ceramic wash basin with stainless steel taps and vanity cupboard space beneath, low level WC, walk in shower enclosure with shower attachment above, heated towel rail, part-tiled wall and tiled flooring, obscure double glazed window to the rear aspect.

BEDROOM 1

Double glazed window to the front aspect.

BEDROOM 2

Double glazed window to the rear aspect.

BEDROOM 3

Double glazed window to the front aspect.

OUTSIDE

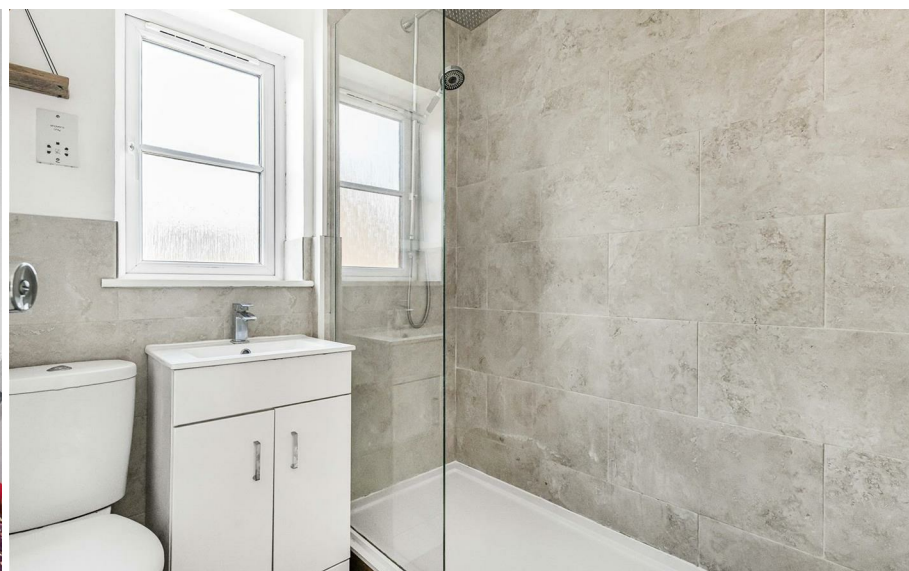
To the front of the property is a paved tarmac driveway, providing off-street parking. At the rear of the property you will find a lovely patio area complemented by artificial turf and a variety of sleeper beds filled with shrubs, flowers and trees with the addition of a hot tub.


GARAGE

Fitted with an up and over door, power supply and double glazed window to the rear aspect along with personal door to rear garden.

VIEWINGS

By appointment through the Agents.

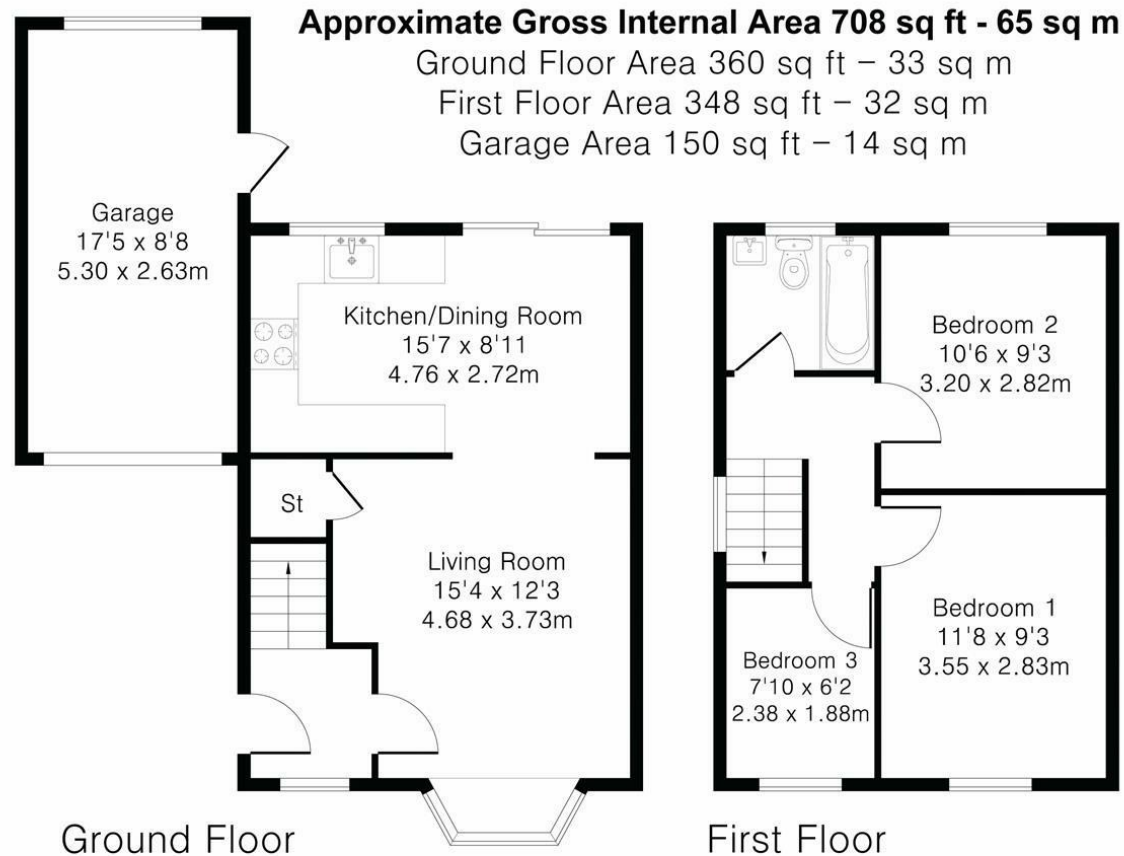


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £375,000
 Tenure - Freehold
 Council Tax Band - D
 Local Authority - Uttlesford







Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.

