



Thorpe Lea Close, Great Chesterford, CB10 1FF

CHEFFINS

Thorpe Lea Close

Great Chesterford,
CB10 1FF

- Award winning development
- Accommodation over three floors
- Three bedrooms
- Open plan kitchen diner
- Driveway with parking for 2 vehicles
- Two en-suites and family bathroom

A superbly presented modern semi-detached home comprising of generous accommodation set over three floors in an award winning private development. The property enjoys beautifully presented living space together with a private driveway and landscaped rear garden and is a short walking distance to the village's amenities.

3 3 1

Guide Price £565,000





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, staircase rising to the first floor with understair storage cupboard and doors to adjoining rooms.

LIVING ROOM

Double glazed windows to the front and side aspects, fireplace with wooden mantle and log burner.

KITCHEN/DINER

Fitted with a range of base and eye level units with worktop space over, stainless steel sink, four ring gas hob with extractor hood above, built-in oven, integrated microwave oven, fridge freezer and dishwasher. Double glazed windows and doors to the rear garden. Door to:

UTILITY ROOM/WC

Fitted with base units with worktop space over, stainless steel sink and space and plumbing for washing machine. Opening to the cloakroom with ceramic wash basin, low level WC and heated towel rail. Obscure double glazed window to the rear aspect.

FIRST FLOOR

LANDING

Doors to adjoining rooms and built-in

storage cupboard. Staircase rising to the second floor.

BEDROOM 3

Double glazed window to the front aspect overlooking the communal gardens.

BATHROOM

Comprising ceramic wash basin, low level WC, panelled bath with shower over, heated towel rail and tiled walls and flooring. Obscure double glazed window to the rear aspect.

BEDROOM 2

Double glazed window to the front aspect and built-in wardrobes. Door to:

EN SUITE

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

SECOND FLOOR

LANDING/DRESSING ROOM

Built-in wardrobes and doors to adjoining rooms.

BEDROOM 1

Double glazed window to the rear aspect overlooking the garden.

SHOWER ROOM

Comprising ceramic wash basin, low

level WC, shower enclosure and tiled walls and flooring. Obscure double glazed window to the front aspect.

OUTSIDE

The property is set in a private development on the outskirts of the village. There is a block paved driveway providing off-street parking for two vehicles and an EV charging point. There is gated side access to the south-west facing rear garden which is predominantly laid to lawn with a storage shed, shingled terrace and mature shrub borders. Adjoining the rear of the property there is a paved and decked terrace for al fresco entertaining. The development offers additional visitor parking spaces.

AGENT'S NOTES

The property is set in a private development which is owned and managed by the residents. Annual Service Charge - circa £550 p.a.

VIEWINGS

By appointment through the Agents.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			95
(81-91) B		85	
(69-80) C			
(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	

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Tenure - Freehold

Council Tax Band - E

Local Authority - Uttlesford

Approximate Gross Internal Area
115.40 sq m / 1242.15 sq ft



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

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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | cheffins.co.uk



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.