

43 Peggys Walk

Littlebury, Nr. Saffron Walden





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Littlebury, Saffron Walden

Located in the charming village of Littlebury, just 2 miles from Saffron Walden and 2.5 miles from Audley End train station, **43 Peggys Walk** is an exceptional modern home built in 2012 by the award-winning developer **Weston Homes**. This attractive property has been thoughtfully extended by its current owners, creating a spacious and light-filled kitchen/dining room at the rear, which is perfect for family living and entertaining.

Upon entering, you are welcomed by a hallway that leads to a cosy living room, providing a relaxing space for family gatherings. The ground floor also features a dedicated study, ideal for working from home. The newly extended kitchen/dining room at the rear is equipped with sleek finishes and modern fittings, illuminated by an abundance of natural light from large skylights and bi-fold doors that open onto the well-maintained garden, creating a seamless indoor-outdoor flow.

On the first floor, you will find three well-proportioned bedrooms, including a master bedroom with en-suite facilities, offering a private retreat for homeowners. The two additional bedrooms share a family bathroom, which caters perfectly to family needs.

Externally, 43 Peggys Walk benefits from off-street parking for up to three vehicles—one space in the oversized garage and two in the convenient carport. The landscaped rear garden provides a tranquil space for outdoor dining and relaxation, featuring patio seating and green borders for added privacy.

This family home blends modern comforts with a village lifestyle, providing easy access to amenities, transport, and the 'Outstanding' Saffron Walden County High School. With high-quality construction and recent enhancements, 43 Peggy's Walk is an exceptional, move-in-ready property in Littlebury.



Key Features:

- Three Double Bedrooms
- Modern Link-Detached House
- Impressive Ground Floor Extension
- Car-Port & 'Oversized' Garage
- Immaculately Presented Throughout
- Easy Access To Countryside Walks
- 2-Miles To Central Saffron Walden
- Less Than 2.5 Miles To Audley End Train Station
- Catchment To Saffron Walden County High School

Agents Notes:

Tenure: Freehold

EPC Band C

Uttlesford District Council - Band D - £2,121.09pa

Air Source Heat Pump for Hot Water & Heating, Mains

Electric, Water & Drainage Connected

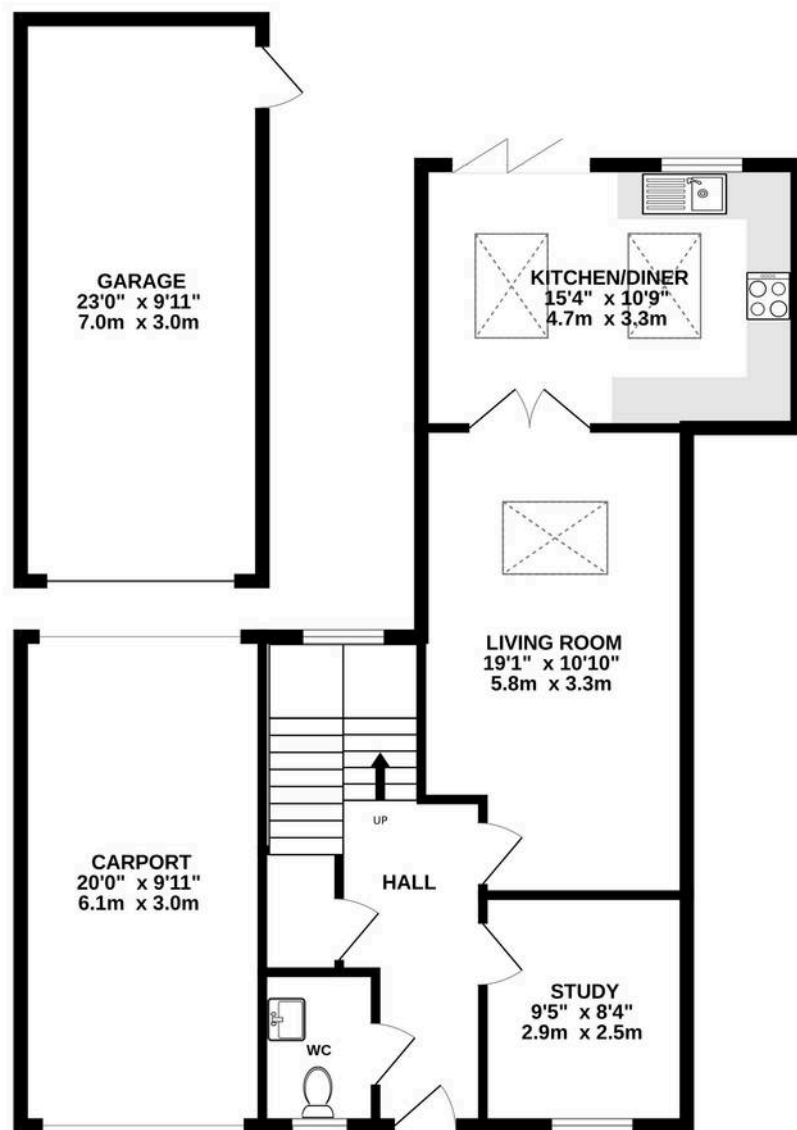
Mobile Coverage: Good Coverage From All Major Networks (Ofcom)

Broadband Coverage: Ultrafast Available, 1,000 Mbps (Ofcom)

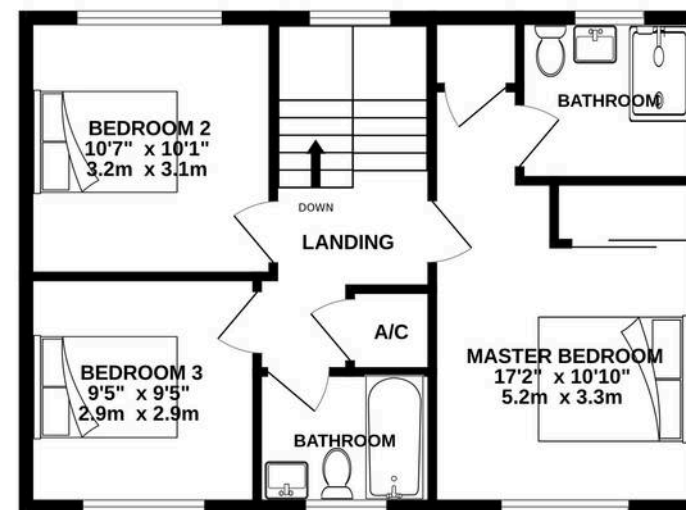
Location:

Littlebury is a beautiful village located in the heart of Essex, just 2.5 miles from Audley End Train Station. The village offers direct links to London and Cambridge. Surrounded by rolling countryside, Littlebury has a charming community, historical architecture, and is only a short drive from the bustling market town of Saffron Walden.





GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA : 1152 sq.ft. (107.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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