



15 Tukes Way

Saffron Walden, Essex









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Situated in a residential close and just moments away from local amenities, this well-presented and extended three-bedroom semi-detached home is an ideal choice for first-time buyers, young families, or anyone seeking access to the OFSTED 'Outstanding' rated Katherine Semar Schools and Saffron Walden County High School.

The ground floor features a fantastic open-plan lounge and dining area measuring over 24 feet in length, making it perfect for both relaxing and entertaining. The stylish modern kitchen is equipped with sleek white cabinetry and metro tiling, creating a bright and inviting hub that opens out onto the garden through a rear door.

Upstairs, the property includes three bedrooms—two doubles and a single—along with a contemporary family bathroom with a separate bath and shower cubicle. The master bedroom offers ample wardrobe space and has an en suite shower room, adding a touch of luxury to the home. The interiors are elegantly finished with neutral tones and white shutters.

Outside, the rear garden is low-maintenance and thoughtfully landscaped, featuring a patio, raised decking, a lawn, and space for a hot tub—ideal for entertaining or relaxing during the warmer months. At the front, there is a private driveway that provides off-street parking and access to a garage.

In terms of location, this home is superbly placed. An Aldi supermarket is just a short distance away, as is the Lord Butler Fitness & Leisure Centre. The vibrant town centre of Saffron Walden, with its shops, cafés, and historic market square, is also within walking distance.

This is a ready-to-move-in home with everything you need right on your doorstep.







## Key Features

- Extended three-bedroom semi-detached home
- 24ft open-plan living/dining space
- Stylish modern kitchen
- Two bathrooms including en suite to master bedroom
- Landscaped rear garden with decked terrace & patio
- Driveway parking and garage
- Within catchment for Katherine Semar Schools & Saffron Walden County High School
- Walking distance to Lord Butler Leisure Centre

## Agents Notes:

Tenure: Freehold

EPC Band F

Uttlesford District Council - Tax Band D - £2,314.17pa

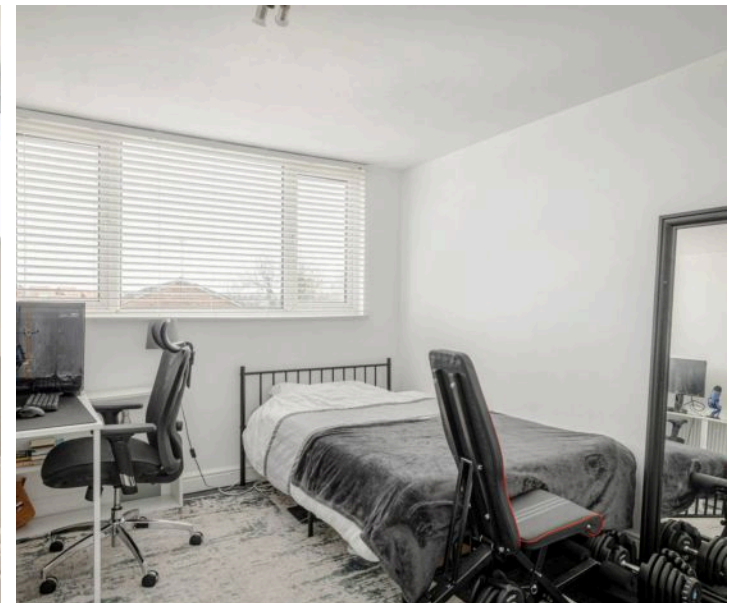
All Mains Services Connected

Mobile Coverage: Good Indoor & Outdoor Coverage  
Across All Major Networks (Ofcom)

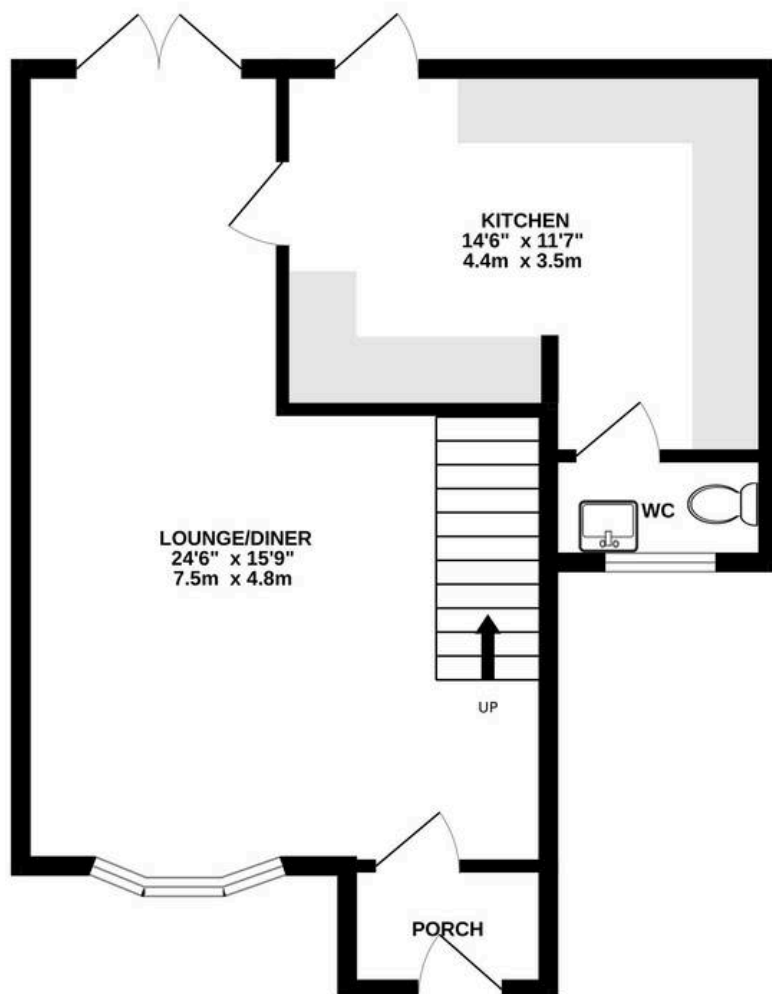
Broadband Coverage: Ultrafast Available, 1,000 Mbps  
(Ofcom)

## Location:

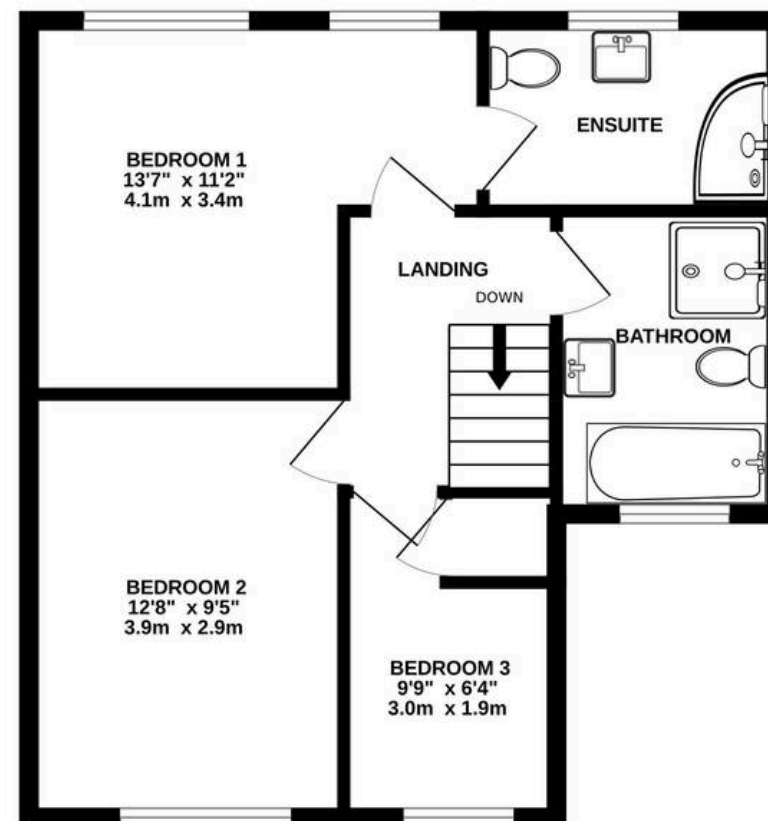
Saffron Walden, Essex, is a historic market town brimming with character and charm. Known for its beautiful period architecture, excellent schools, and vibrant community, it offers an idyllic lifestyle for families and professionals. The town boasts lovely green spaces such as 'The Common,' a bustling market square with a market every Tuesday and Saturday, independent shops, cafes, and cultural landmarks. With easy access to Cambridge and London, by both road & rail (Audley End Train Station), Saffron Walden combines the best of rural tranquillity with modern convenience and connectivity.



**GROUND FLOOR**  
497 sq.ft. (46.2 sq.m.) approx.



**1ST FLOOR**  
473 sq.ft. (44.0 sq.m.) approx.



**TOTAL FLOOR AREA : 970 sq.ft. (90.1 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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## Pottrill Holland Property Agents

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Please note that all measurements are approximate and in metric units with imperial equivalents provided for guidance only. The fixtures, fittings, and appliances mentioned have not been tested. Internal photos are for general information only. For a free valuation, contact the numbers on the brochure.