



7 Tiptofts Lane

Saffron Walden, Essex





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**7 Tiptofts Lane** is a beautifully presented four-bedroom home, built in 2016, offering modern living across three spacious floors. Located in a peaceful cul-de-sac just moments from open countryside and excellent local amenities, this property is in 'turn key' condition and ready for its next chapter.

The ground floor features a stylish, high-gloss kitchen with integrated appliances, sleek granite worktops, and breakfast bar seating. A bright and airy open-plan sitting/dining room spans the rear of the property, with direct access to the landscaped garden – ideal for entertaining or relaxing in the sunshine. A utility/WC and welcoming hallway complete the ground level.

On the first floor, you'll find three generously sized bedrooms and a contemporary family bathroom, with the second floor dedicated entirely to the luxurious master suite – boasting a spacious bedroom, modern en suite shower room, and a walk-in wardrobe.

Outside, the rear garden is landscaped with a lawn and decked seating area, providing a tranquil space for outdoor enjoyment. To the front, there are two private off-street parking spaces.

Perfectly positioned, the home is just a stone's throw from Aldi supermarket, and within easy reach of local footpaths and bridleways for countryside walks. The Lord Butler Leisure Centre is a short stroll away, and the property falls within catchment for the highly regarded Saffron Walden County High School, as well as two outstanding-rated primary schools – Katherine Semar and R.A. Butler.

This exceptional home, still covered by one year of the Build-Zone warranty, offers a rare combination of space, style, and convenience in the UK's best town to live in 2025, as declared by The Times & Sunday Times.



## Key Features:

- Four Bedrooms
- Semi-Detached Modern Home
- Open Plan Kitchen / Living / Dining Room
- En-Suite & Walk-In Wardrobe To Master
- 'Turn Key' Style Property
- Two Allocated Parking Spaces
- Catchment To Saffron Walden County High School
- Energy Efficient Home

## Agents Notes:

Tenure: Freehold

EPC Band B

Uttlesford District Council - Tax Band F - £3,342.69pa

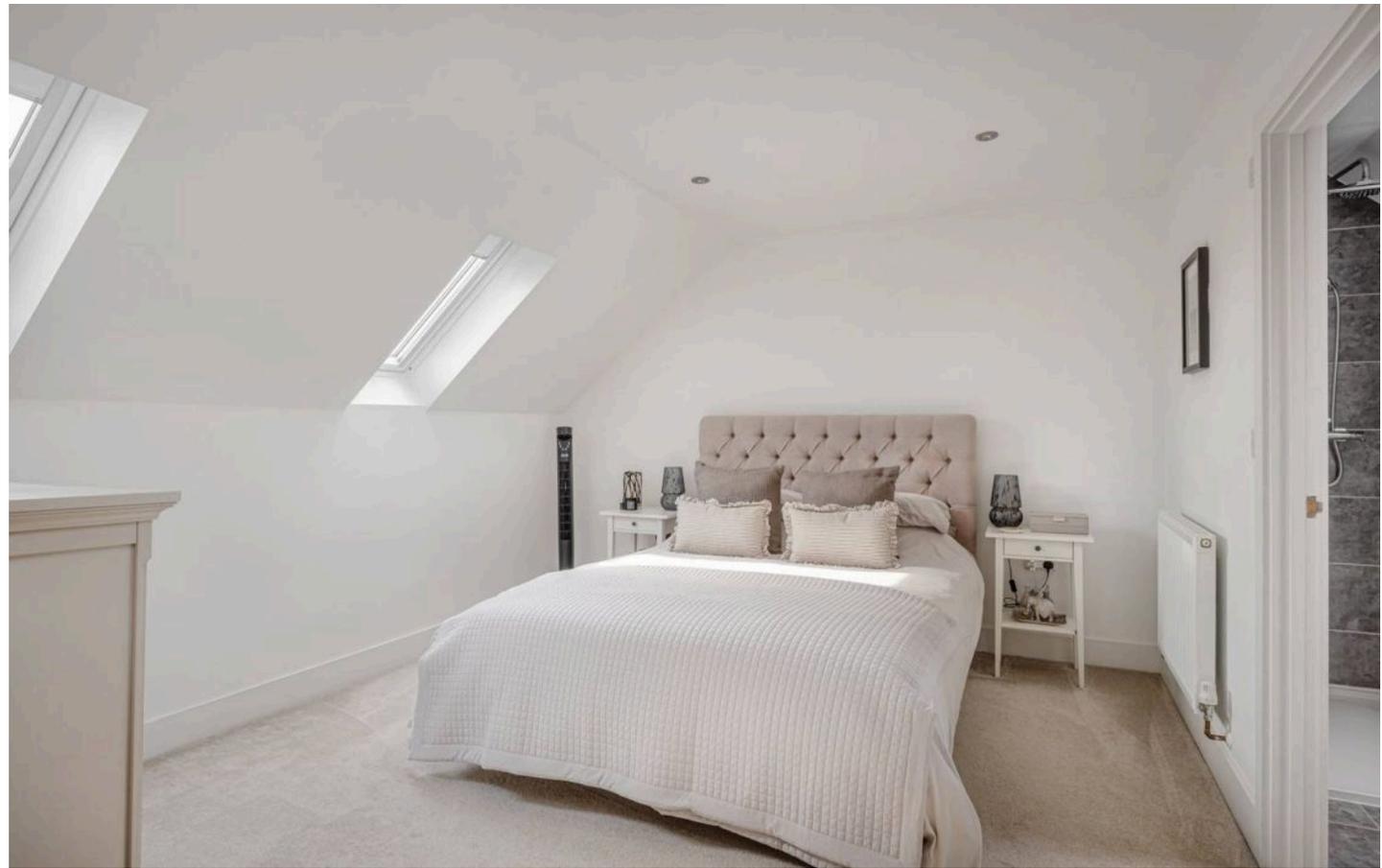
All Mains Services Connected

Mobile Coverage: 'Mixed' Indoor & 'Likely' Outdoor  
Coverage Across All Major Networks (Ofcom)

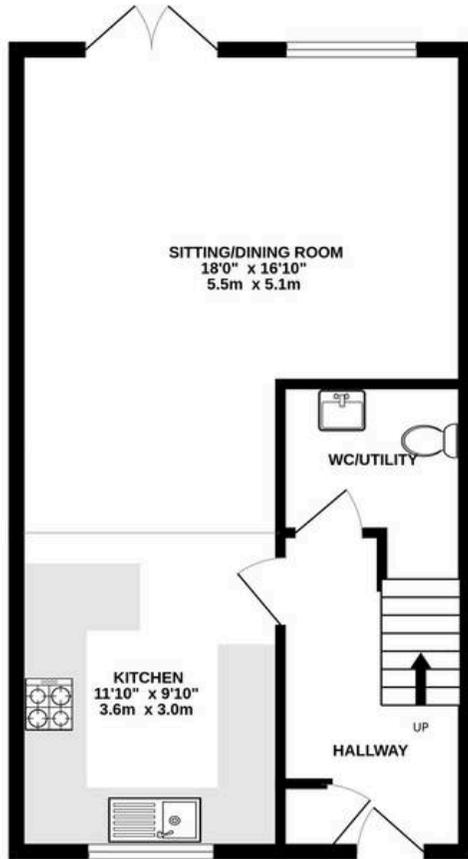
Broadband Coverage: Superfast Available, 44 Mbps  
(Ofcom)

## Location:

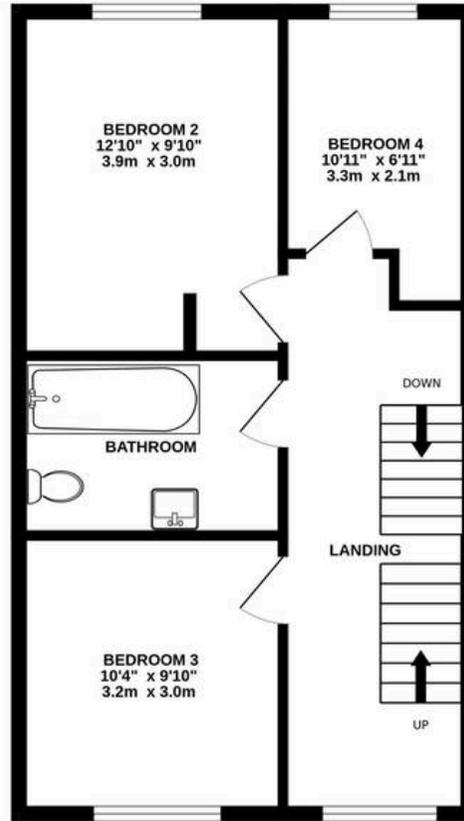
Saffron Walden, Essex, is a historic market town brimming with character and charm. Known for its beautiful period architecture, excellent schools, and vibrant community, it offers an idyllic lifestyle for families and professionals. The town boasts lovely green spaces such as 'The Common,' a bustling 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.



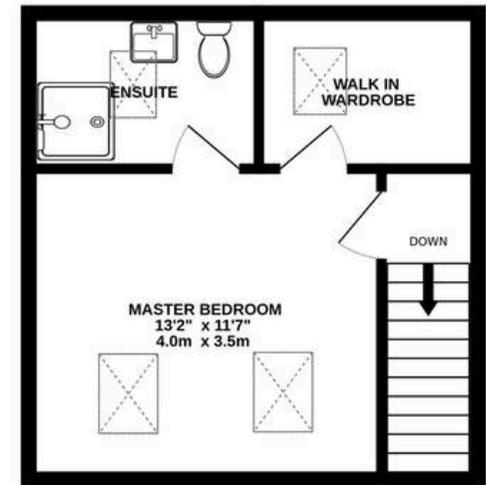
GROUND FLOOR  
502 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR  
500 sq.ft. (46.5 sq.m.) approx.



2ND FLOOR  
291 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 1293 sq.ft. (120.2 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.