



5 Blacklands Close

Saffron Walden, Essex









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**5 Blacklands Close** presents a rare opportunity to acquire a contemporary, high-specification family home, constructed in 2023, within one of Saffron Walden's most desirable residential areas. This beautifully crafted detached property offers just under 2,000 sq ft of thoughtfully designed living space and occupies a generous plot with landscaped gardens, ample parking, and superb access to both local schooling and transport links.

Set back from the road with a wide, block-paved driveway and integral garage, the exterior is smart and welcoming, with a combination of brickwork and weatherboarding giving a modern yet timeless aesthetic. Inside, the home opens into a spacious and light-filled entrance hall with engineered oak flooring and staircase, setting the tone for the quality and finish that continues throughout.

To the front of the house, a generous living room features a large bay window and bespoke fitted shelving, an ideal space for relaxed evenings or reading by natural light. Opposite, a dedicated home office provides the perfect environment for remote working or study, with fitted cabinetry and views across the front garden. A stylish downstairs WC and separate utility room add further practicality.

The heart of the home lies to the rear, where a remarkable open-plan kitchen/dining/family room stretches the full width of the house. Bathed in natural light from three sets of full-width bi-fold doors, this is an ideal space for entertaining or day-to-day family living. The kitchen is fitted with sleek handleless cabinetry, premium appliances, and a large central island with a breakfast bar. A plant room and utility space keep the core living area clutter-free and well organised.

Upstairs, the home continues to impress. The master bedroom is a luxurious retreat, featuring space to create a wall of wardrobes and a smart en suite with a walk-in shower and black fixtures. A second bedroom also enjoys en suite facilities, while bedrooms three and four are well-proportioned doubles, served by a contemporary family bathroom with bath, terrazzo-style flooring, and black fittings.









The rear garden offers a wonderful sense of privacy and space. A full-width porcelain-tiled terrace wraps the rear of the house and flows seamlessly from the kitchen and family room, perfect for al fresco dining, lounging or watching the children play on the lawn. Mature trees, established beds, and a raised border add a sense of calm and seclusion, with the outdoor space positioned perfectly to catch the afternoon sun.

Blacklands Close sits on the favoured western side of town, making it one of the best-located spots for quick access to **Audley End Train Station**, without needing to pass through town traffic. It also lies within the catchment for **Katherine Semar Primary School** and **Saffron Walden County High School**, both rated *Outstanding* by OFSTED.

Offering modern comfort, flexible space and a location that's ideal for family life and commuting alike, 5 Blacklands Close is a turn-key home of exceptional quality.

**Agents Notes:**

Tenure: Freehold

EPC Band C

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

Mains Electric, Water & Drainage. Heating Via Air Source Heat Pump & Underfloor Heating on the Ground Floor

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.











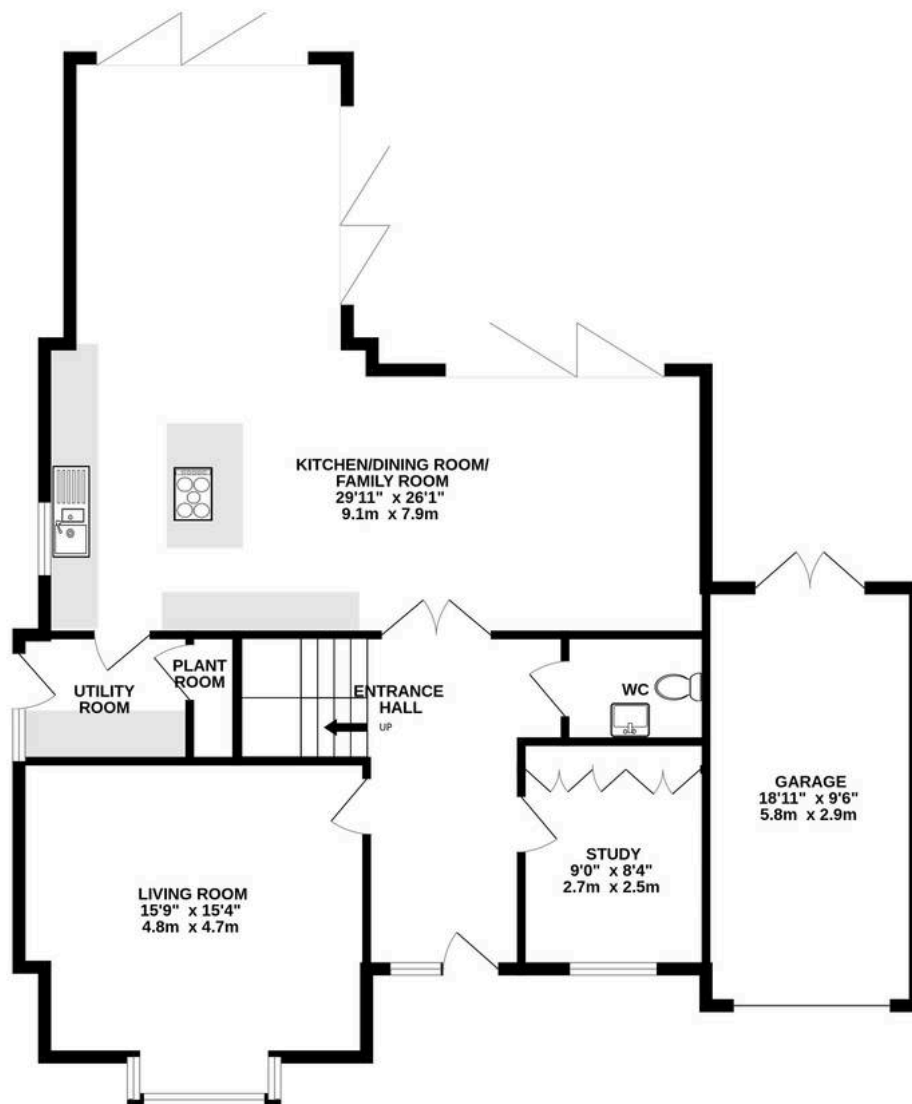




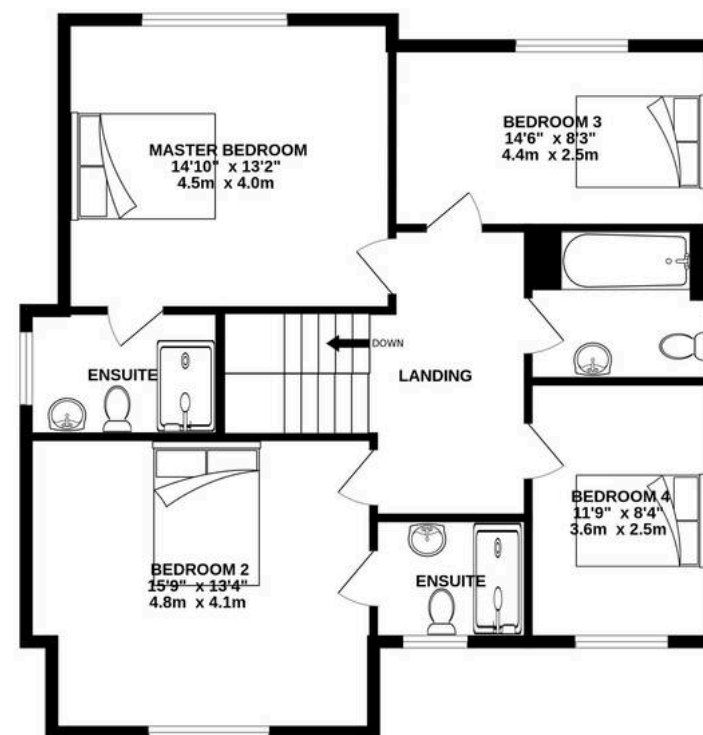




GROUND FLOOR  
1076 sq.ft. (100.0 sq.m.) approx.



1ST FLOOR  
887 sq.ft. (82.4 sq.m.) approx.



TOTAL FLOOR AREA : 1963 sq.ft. (182.4 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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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.