



2 Sweet Mead

Saffron Walden, Essex





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Immaculately presented and beautifully upgraded, **2 Sweet Mead** is a *turn-key* three-bedroom detached home offering the perfect blend of contemporary living, energy efficiency, and a superb Saffron Walden location.

At the heart of the home is a stunning open-plan **kitchen/dining/family room**, extended and designed to maximise light and flow. A striking **roof lantern** floods the kitchen with sunshine, complementing sleek handleless cabinetry, **quartz worktops**, and a full suite of **Neff appliances**. A breakfast bar links effortlessly to the dining area, where **French doors** and **patio doors** open directly onto the garden, creating the ideal setting for everyday living and entertaining.

The sitting room offers a warm and relaxing retreat with its fireplace and neutral décor, while the **cloakroom** and **garage** provide everyday practicality and storage versatility.

Upstairs are three well-proportioned bedrooms and a stylish **shower room refitted by local firm, Saffron Bathrooms**, complete with a walk-in enclosure finished in elegant grey tones.

Externally, the south-east-facing **landscaped rear garden** is a true highlight, thoughtfully arranged over two levels with a tiled terrace for outdoor dining, an outside tap and an electric plug socket. There are beautifully planted raised borders, and central steps leading up to a manicured lawn and **timber summerhouse**. It's a private and peaceful space designed for both relaxation and low-maintenance enjoyment.

Energy efficiency is another standout feature, with an impressive **EPC rating of B** thanks to **8 roof-mounted solar panels**, a **5Kw battery storage** and **cavity wall insulation**, keeping energy costs low.

Positioned within the catchment of the **Ofsted 'Outstanding' Saffron Walden County High School**, this home enjoys all the lifestyle benefits of a town recently named "**Best Place to Live in the UK**" by *The Times* and *The Sunday Times*.



Key Features

- Immaculately presented three-bedroom detached home in a sought-after Saffron Walden location
- Stunning open-plan kitchen/dining/family room with roof lantern and dual garden access
- Contemporary kitchen with quartz worktops and premium Neff integrated appliances
- Bright and welcoming sitting room with a feature fireplace
- Stylish shower room refitted by local firm Saffron Bathrooms
- Beautifully landscaped rear garden with porcelain-tiled terrace, raised borders and summerhouse
- Highly energy-efficient with EPC rating B, 8 Solar Panels, 5Kw Battery and Cavity Wall Insulation
- Within the catchment for Ofsted 'Outstanding' Saffron Walden County High School, named Best Place to Live in the UK by The Times & The Sunday Times

Agents Notes:

Tenure: Freehold

EPC Band B

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

All Mains Services Connected.

8 Solar Panels, 5Kw Battery & EV Charger

Mobile Coverage: Good Indoor & Outdoor

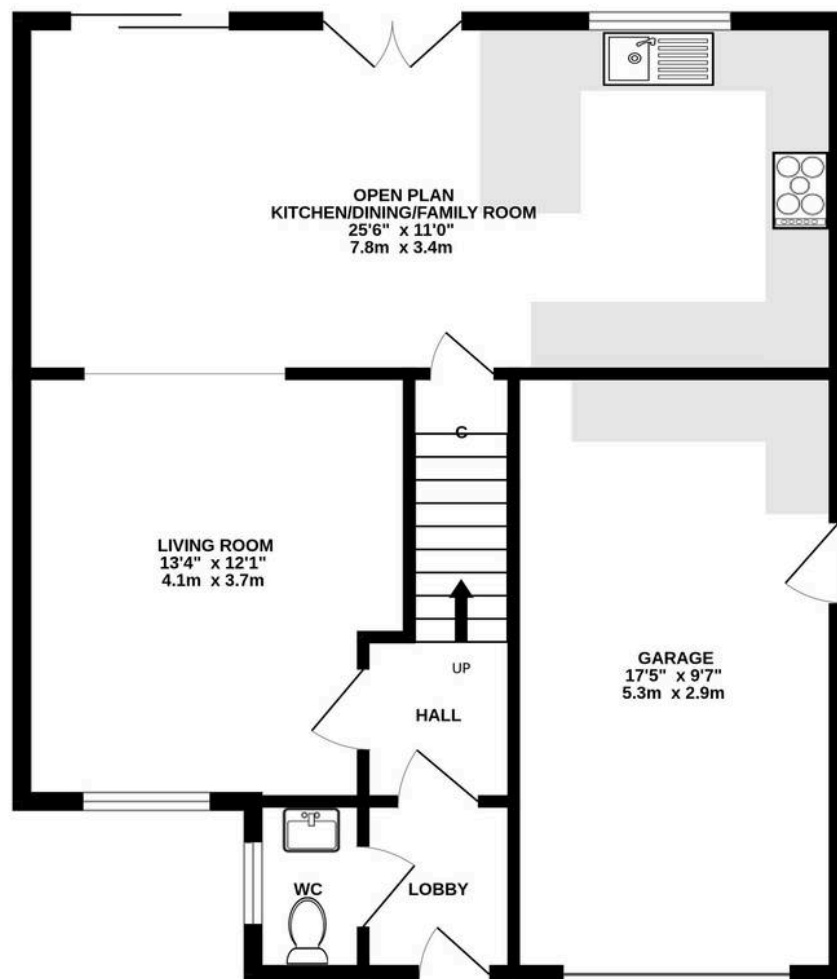
Coverage Across All Major Networks (Ofcom)

Broadband Coverage: Ultrafast Available, 1,000

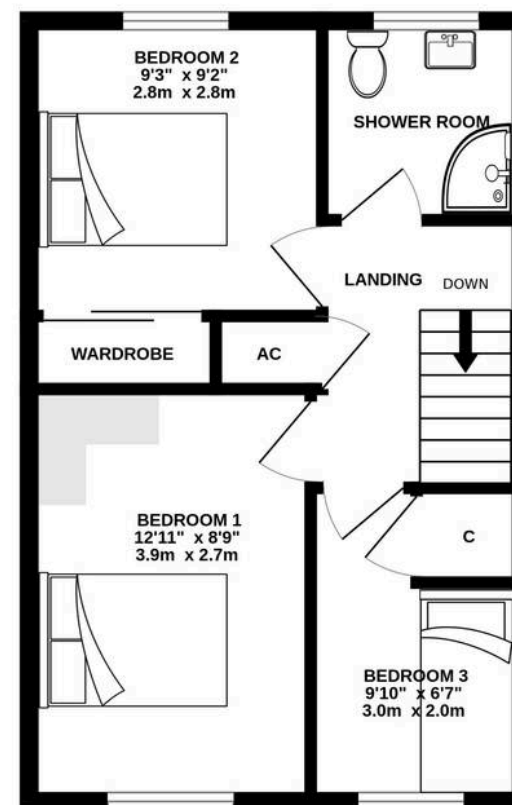
Mbps (Ofcom)



GROUND FLOOR
554 sq.ft. (51.5 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.

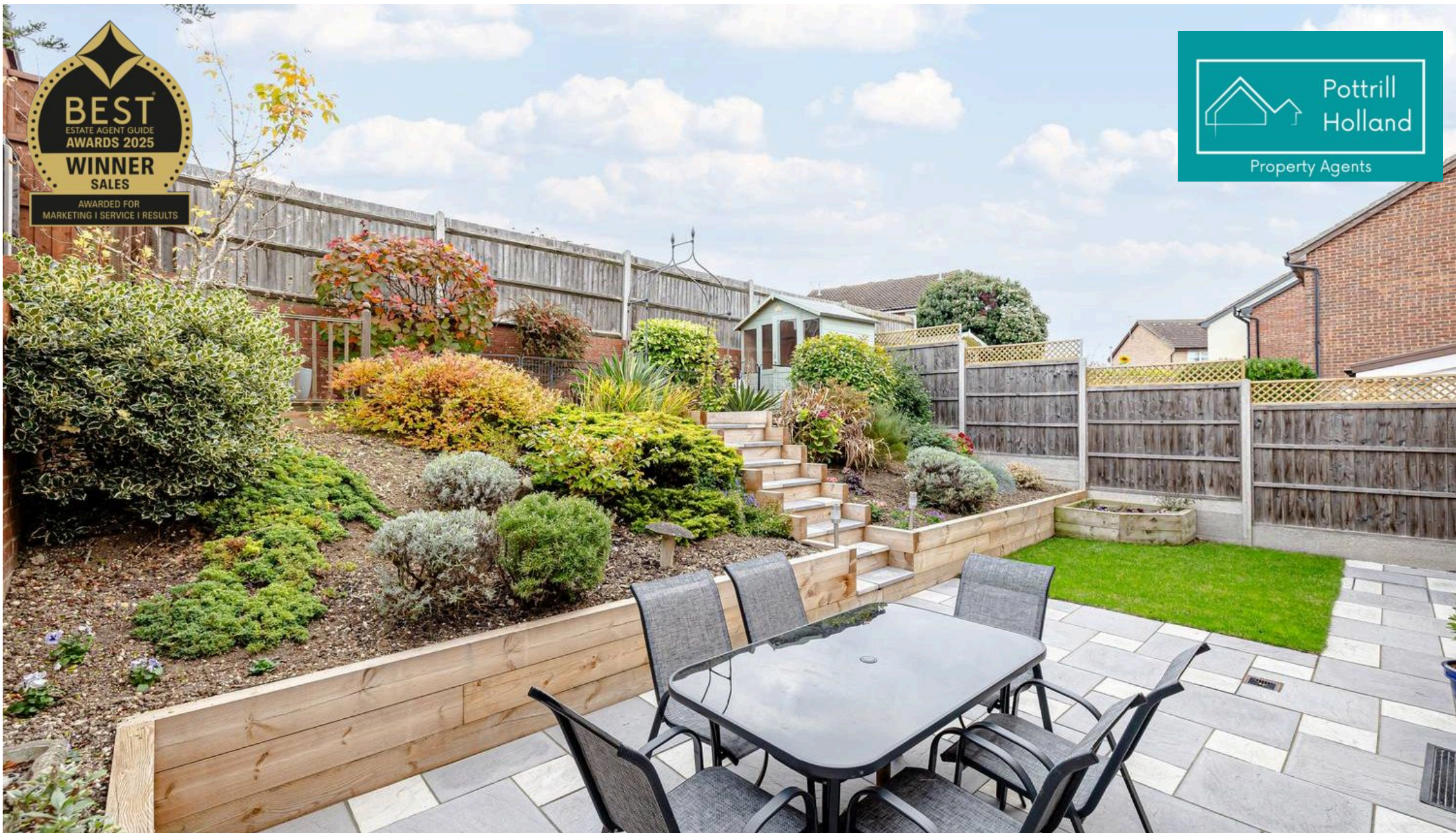


TOTAL FLOOR AREA : 929 sq.ft. (86.3 sq.m.) approx.

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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