



30 Peggys Walk, Littlebury
CB11 4TG



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

30 Peggys Walk

Littlebury | Essex | CB11 4TG

Guide Price £695,000

- A well proportioned four bedroom detached property
- Stunning kitchen/breakfast room
- Wonderful living room with doors onto the garden
- Air conditioning in the lounge and principal bedroom
- A superb lounge, ideal for entertaining
- Underfloor heating to the kitchen, bar room, downstairs W.C, first floor ensuite and family bathroom
- Bedroom with ensuite shower room
- Landscaped rear garden with pergola
- Ample off-road parking
- Ideally located just a short drive from a mainline train station

The Property

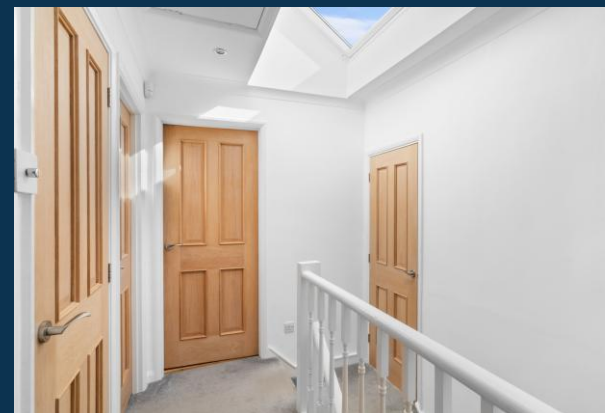
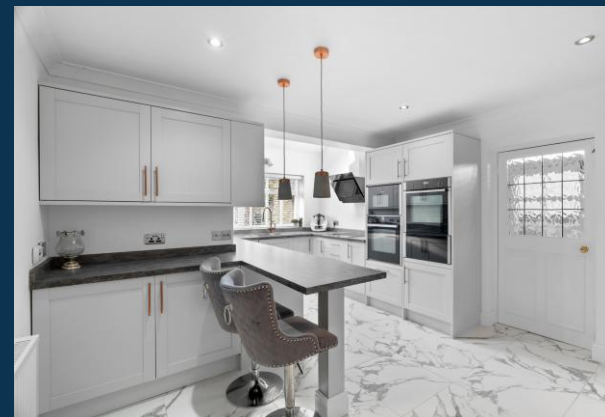
An immaculate four bedroom, two bathroom detached family home which has been renovated and remodelled to the highest of standards by the current owners. The property is ideally located in this popular cul de sac with ample off-road parking and good size rear garden.

The Setting

Peggys Walk is well positioned just a short walk to the centre of the village, which has a thriving community and village pub with a highly regarded restaurant. The school bus conveniently stops at the end of the road and mainline train stations Audley End and Great Chesterford are within a 5-minute drive. Littlebury is a picturesque and leafy village close to the Cambridgeshire border, set 1.6 miles away from the historical market town Saffron Walden which offers a wide range of amenities to include Waitrose supermarket, a vast array of social clubs, a leisure centre, gym. This property falls into the catchment area for much sought-after The Saffron Walden County High School. For the commuter, Audley End mainline station is positioned just a short distance away with trains to London Liverpool Street from 51 minutes, and Cambridge from 18 minutes.

The Accommodation

In detail the property comprises an entrance hall with window to front aspect and door leading into the hallway with cloakroom, stairs rising to the first floor and doors to the adjoining rooms. The superb kitchen/breakfast room is filled with natural light and fitted with an extensive range of eye and base level units with composite worksurface over, sink





unit and induction hob incorporated with extractor fan over. There is a range of integrated Neff appliances including dishwasher, double oven and microwave. There is space for an American style fridge/freezer. A utility room sits to one side with door providing side access. A generous sitting room is filled with light from window and sliding doors overlooking the garden, with a feature brick fireplace with oak beam over. Steps lead down into the dining room with window to rear aspect and an opening leads into the fantastic reception room, currently utilised as a bar providing a perfect setting for entertaining.

Ascending to the first floor, the principal bedroom enjoys generous proportions and window to rear aspect. Bedroom two is filled with natural light from two Velux windows and window overlooking the garden. A door leads to the ensuite, comprising shower enclosure, W.C and wash hand basin. There is access to additional eaves space. A third good size bedroom has built in storage and window to front aspect. Bedroom four has a range of built in storage and window to rear aspect. The family bathroom comprises panelled bath with shower attachment over, vanity wash hand basin and W.C.



Outside

To the front of the property is a driveway providing ample off-road parking and access to the store room with up and-over-door. There is gated side access to the established rear garden with steps leading down to lawned area enclosed with mature hedging. A wonderful patio area with pergola over provides an ideal space for outdoor entertaining and al fresco dining.

Services

Mains electric, water and drainage are connected.
Electric fired heating system. Ultrafast broadband is available and mobile signal is likely.

Tenure – Freehold

Property Type - Detached

Property Construction – Brick with tiled roof

Local Authority – Uttlesford District Council

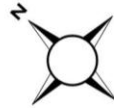
Council Tax – E

EPC – E



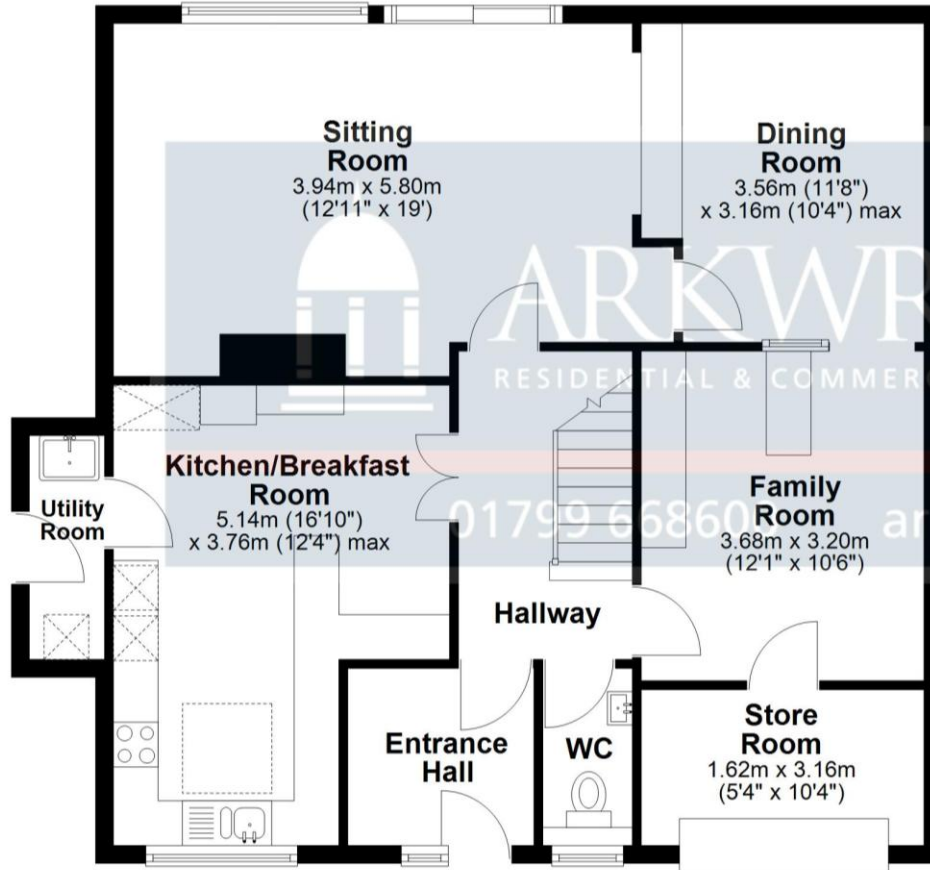






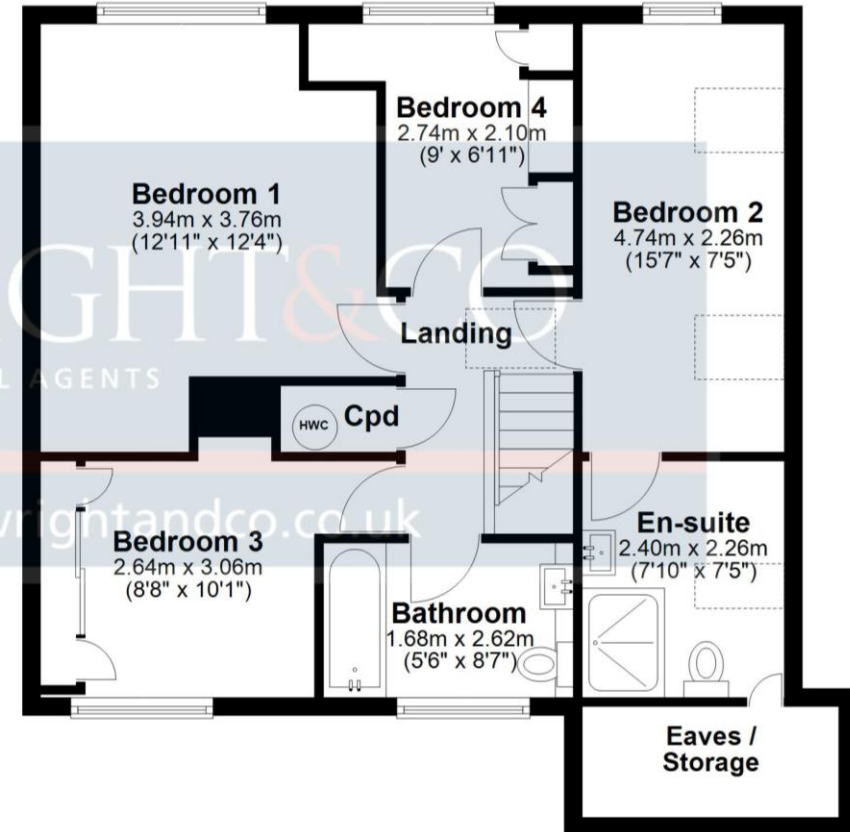
Ground Floor

Main area: approx. 82.8 sq. metres (891.3 sq. feet)
Plus store room, approx. 5.1 sq. metres (55.1 sq. feet)



First Floor

Main area: approx. 61.3 sq. metres (659.9 sq. feet)
Plus eaves / storage, approx. 3.6 sq. metres (38.3 sq. feet)



Main area: Approx. 144.1 sq. metres (1551.2 sq. feet)

Plus eaves / storage, approx. 3.6 sq. metres (38.3 sq. feet)
Plus store room, approx. 5.1 sq. metres (55.1 sq. feet)

Floor plan for guidance only
Plan produced using PlanUp.

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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