

EH

EXQUISITE
HOME





IMMACULATE & SPACIOUS HOME

Standing on a generous plot is this smart, modern home arranged on one level. It benefits from an attractive village location, quiet position, off street parking and pretty sheltered garden. A gravel frontage gives the opportunity for several cars to park and a path leads up the front door, with a well-established and fragrant rosemary bush to the right and pink roses and irises growing up the wall. The front door leads into the hallway, which like the entire interior of the house, is smart, contemporary and inviting. To the right is a useful utility room with shelving and a tumble dryer. To the left is a large double bedroom, entirely accessible and well proportioned. To the right is a spacious single bedroom which has fitted wardrobes. The elegant and contemporary three piece family bathroom has a bath with shower over, counter top basin, chrome towel heater and storage. The lounge is welcoming and attractive, the perfect space for relaxing, spending time with the family or entertaining. It has a pretty brick fireplace with oak bressumer beam and open fire plus a useful fitted cupboard. Natural light streams through the large window. The kitchen uses space cleverly, with pale cabinets, an induction hob and glossy cream subway tiles, plus plumbing for a washing machine and tumble dryer. It leads into the light filled dual aspect dining room with its delightful views over the garden and more than enough room for a table and chairs for everyday family meals and entertaining.

CHARMING BACK GARDEN

The garden to the rear of the house is a most inviting and cleverly planted up space. There is a stone seating area, ideal for barbecues, drinks with friends or a quiet glass of wine at the end of the day. The rest of the garden is laid to lawn, with pink roses scrambling up the fence, mature shrubs and flowering perennials and more than enough room for children's play equipment.

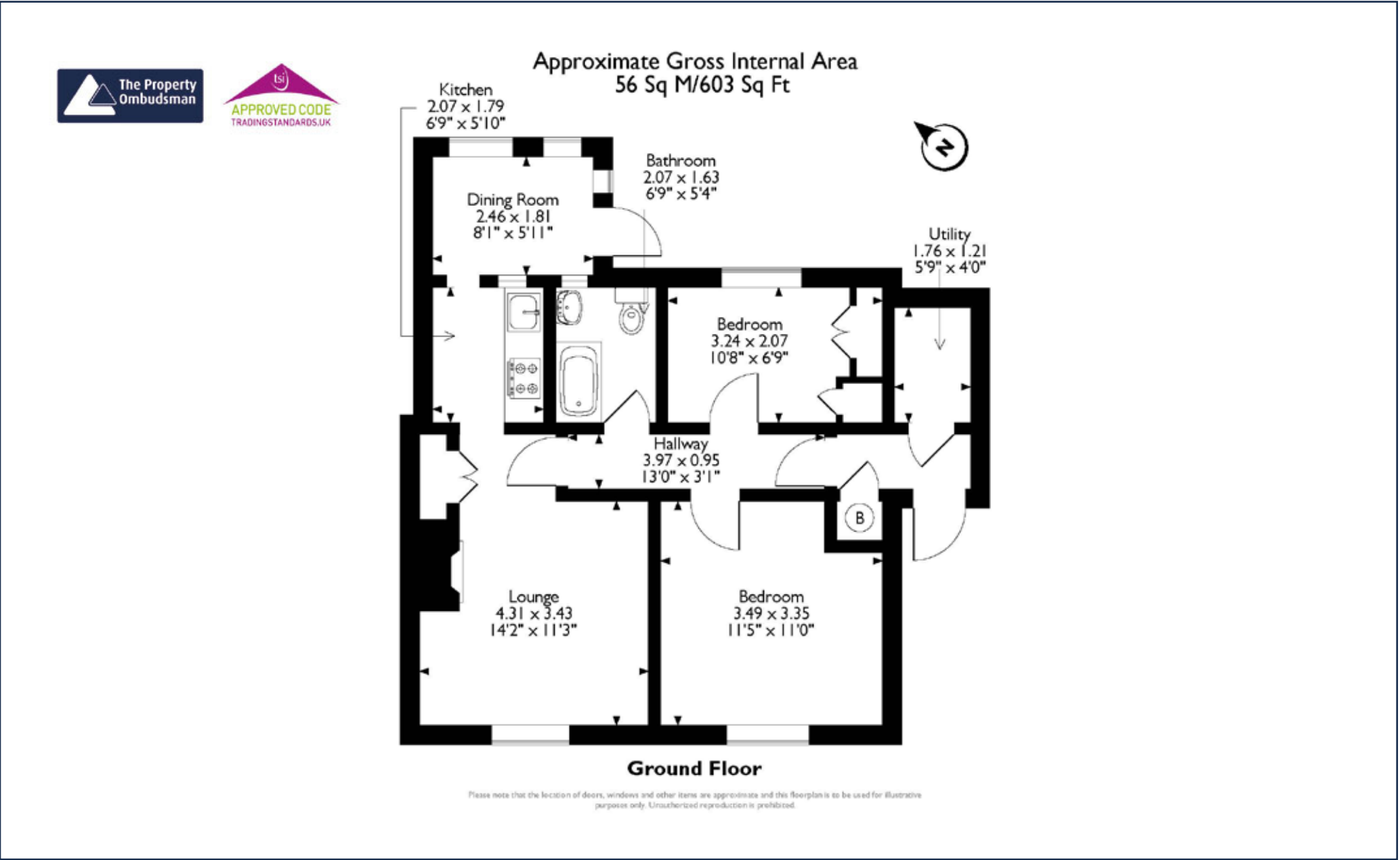
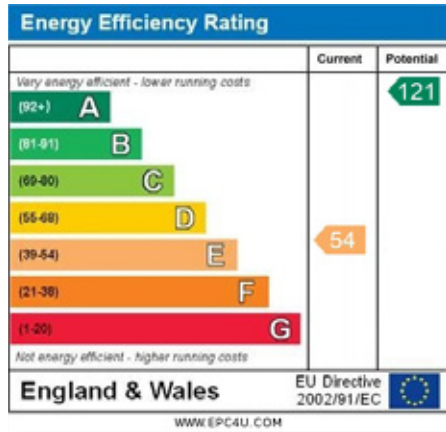
With a crisp, clean interior, good sized rooms, a lovely garden, off street parking, a peaceful village location and excellent transport links, this house has everything going for it and should be viewed without delay.

THE PERFECT ENGLISH VILLAGE

Nestling in the beautiful open countryside of northwest Essex, the pretty village of Great Sampford is a typical country community with houses scattered around the village green, a local pub, primary school and two churches. There is a well-supported cricket club and football club and a playground for children with a zip wire and plenty of open green space.

Pretty, tranquil and close knit, the village is also ideal for those who need to commute and for all kinds of amenities. The historic town of Thaxted, founded before the Domesday Book came into being, lies just three miles away and beautiful Saffron Walden, with its bustling market, shops, cafés and delightful mix of ancient buildings is eight miles to the east. The A131 and the M11 run to the east and west of Great Sampford respectively and nearby Audley End station has regular trains going straight into Liverpool Street. Bustling Cambridge is only forty-five minutes away to the northwest. For families, this is a much sought after community as it is in catchment for Saffron Walden County High School, an Outstanding school and very popular with parents and students alike. There is plenty of green space and many opportunities for walks and leisure activities.





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