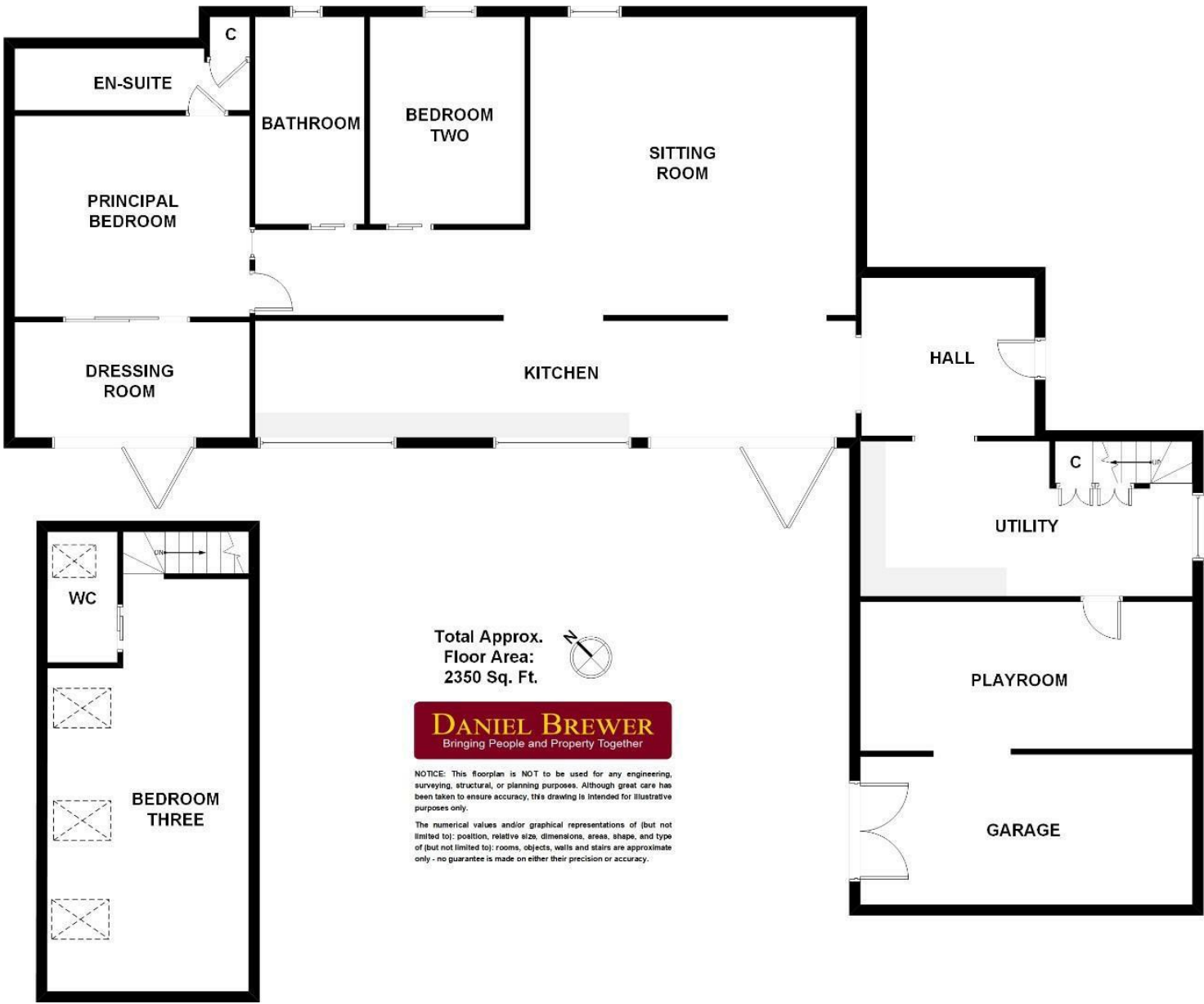




Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets

and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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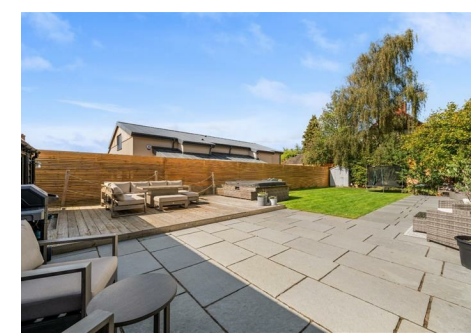
THAXTED ROAD, WIMBISH, SAFFRON WALDEN, ESSEX,
CB10 2XP

OFFERS OVER £725,000



**THAXTED ROAD
WIMBISH
SAFFRON WALDEN
ESSEX
CB10 2XP**

Located in the village of Wimbish is this impressive three bedroom detached barn conversion offering a modern living layout alongside a wealth of character & charm. The ground floor accommodation comprises:- sitting room, kitchen/dining room, playroom, utility room, entrance hall, a principal bedroom with dressing room & en-suite, bedroom two and a family bathroom. On the first floor is bedroom three with a en-suite cloakroom. Externally the property boasts a generous landscaped rear garden, gated driveway parking for several vehicles and garaging.





Bedroom Three
 20' x 8'8" (6.10m x 2.64m)
 Three Velux window to rear aspect, radiator, power points, inset spotlights, eaves storage, door to.

Cloakroom
 Velux window to rear aspect, wash hand basin with vanity unit below, W.C, extractor fan, inset spotlights, tiled flooring.

Landscaped Garden
 To the rear of the property is a wraparound limestone patio area with a raised decked area leading to the remainder lawn. The garden further benefits from a hot tub, external lighting, power points and water tap.

Gated Driveway Parking & Garaging
 To the of the property is a shingle driveway providing parking for several vehicles leading a double garage which has been partly converted into a playroom. The remaining single garage boasts power, lighting and double doors leading to the rear garden.

- Three Bedrooms
- Detached Barn Conversion
- Garaging With Gated Driveway Parking
- Landscaped Garden
- 2,350 Square Feet Of Accommodation
- Kitchen/Dining Room & Utility Room
- Vaulted Sitting Room
- Principal Suite With Dressing Room & En-Suite Facilities
- Family Bathroom & Cloakroom
- Playroom

Entrance Hall
 10'9" x 9'8" (3.28m x 2.95m)
 Vaulted ceiling, tiled flooring, power points, doors to.

Kitchen/Dining Room
 36'1" x 7'1" (11.00m x 2.16m)
 Double glazed windows to side aspect, base and eye level units with working solid Oak working surface overs, freestanding Smeg cooker, inset Butler sink, space for freestanding fridge/freezer, tiled flooring with underfloor heating, inset spotlights, exposed timbers, power points, part tiled walls, double glazed bi-folding doors leading to the rear garden, opening to.

Sitting Room
 20' x 18'4" (6.10m x 5.59m)
 Vaulted ceiling with exposed timbers, double glazed windows to side aspect, two Velux windows, two Victorian style radiator, solid wood flooring, power points, T.V point, opening to.

Inner Hallway
 Vaulted ceiling with exposed timbers, solid wood flooring, doors to.

Principal Bedroom
 14'5" x 12'4" (4.39m x 3.76m)
 Vaulted ceiling with exposed timbers, Velux window to side aspect, Victorian style radiator, solid wood flooring, power points, T.V point, door to en-suite, sliding doors to.





Dressing Room

14'5" x 7'1" (4.39m x 2.16m)
Double glazed bi-folding doors leading to the garden, Victorian style radiator, solid wood flooring, power points.

En-Suite

Walk-in shower with rainfall head & additional attachment, wash hand basin with vanity unit below, concealed cistern W.C, heated towel rail, part tiled walls, tiled flooring, inset spotlights, extractor fan.

Bedroom Two

12'8" x 9'8" (3.86m x 2.95m)
Double glazed window to side aspect, exposed timbers, solid wood flooring, Victorian style radiator, power points.

Family Bathroom

Double glazed opaque window to side aspect, freestanding claw foot bath with mixer taps & shower attachment, W.C, wash hand basin with pedestal, heated towel rail, exposed timbers, tiled flooring, inset spotlights.

Utility Room

UPVC double glazed window to front aspect, base and eye level units with solid Oak working surfaces over, inset Butler sink with drainer unit, space for washing machine, space for tumble dryer, exposed timbers, inset spotlights, two radiators, tiled flooring, power points, stairs rising to the first floor landing, door to.

Playroom

20'5" x 9'2" (6.22m x 2.79m)
Exposed timbers, radiator, power points, inset spotlights, opening to.

First Floor

