



Sativus Close, Saffron Walden £650,000 **Freehold**

**KH** Kevin  
Henry



# Key Features



- Four bedroom detached - en-suite to main bedroom
- Dressing Room in main bedroom
- Three receptions rooms
- Impressive kitchen/diner
- Five years remaining on NHBC

This ideal family home boasts over 1600 square of living space and is in exceptional condition throughout. Downstairs the property benefits from three reception rooms plus spacious kitchen/diner and downstairs cloakroom. The well-equipped kitchen has integrated fridge/freezer, washing machine and dishwasher.

On the first floor you will find four good size double bedrooms with en-suite and dressing room to the main and gorgeous countryside views from the second bedroom. Family bathroom.

The property occupies a quiet spot within the development and to the side is paved driveway for two vehicles and detached garage.





The impressive garden is west facing and comprises of lawn and patio with side access.

Saffron Walden is a fine old market town with a good range of shopping, schooling and recreational facilities, including the renowned Saffron Hall, which is situated at the County High School. The town also boasts an independent, award winning cinema showing mainstream and art house films, a museum and art galleries. There are several sports facilities, including The Lord Butler Fitness and Leisure Centre, with its two swimming pools, squash and tennis courts, health suite, gym and creche.

Audley End mainline station (with fast trains to Liverpool Street and Cambridge) is just two miles distance and the M11 access point at Stump Cross 4 miles.

Front

Driveway parking for two vehicles and access to garage.

Hallway

Good storage - cupboard plus under-stair storage space.

Sitting Room 15'1 x 10'2

Dining Room 11'8 x 10

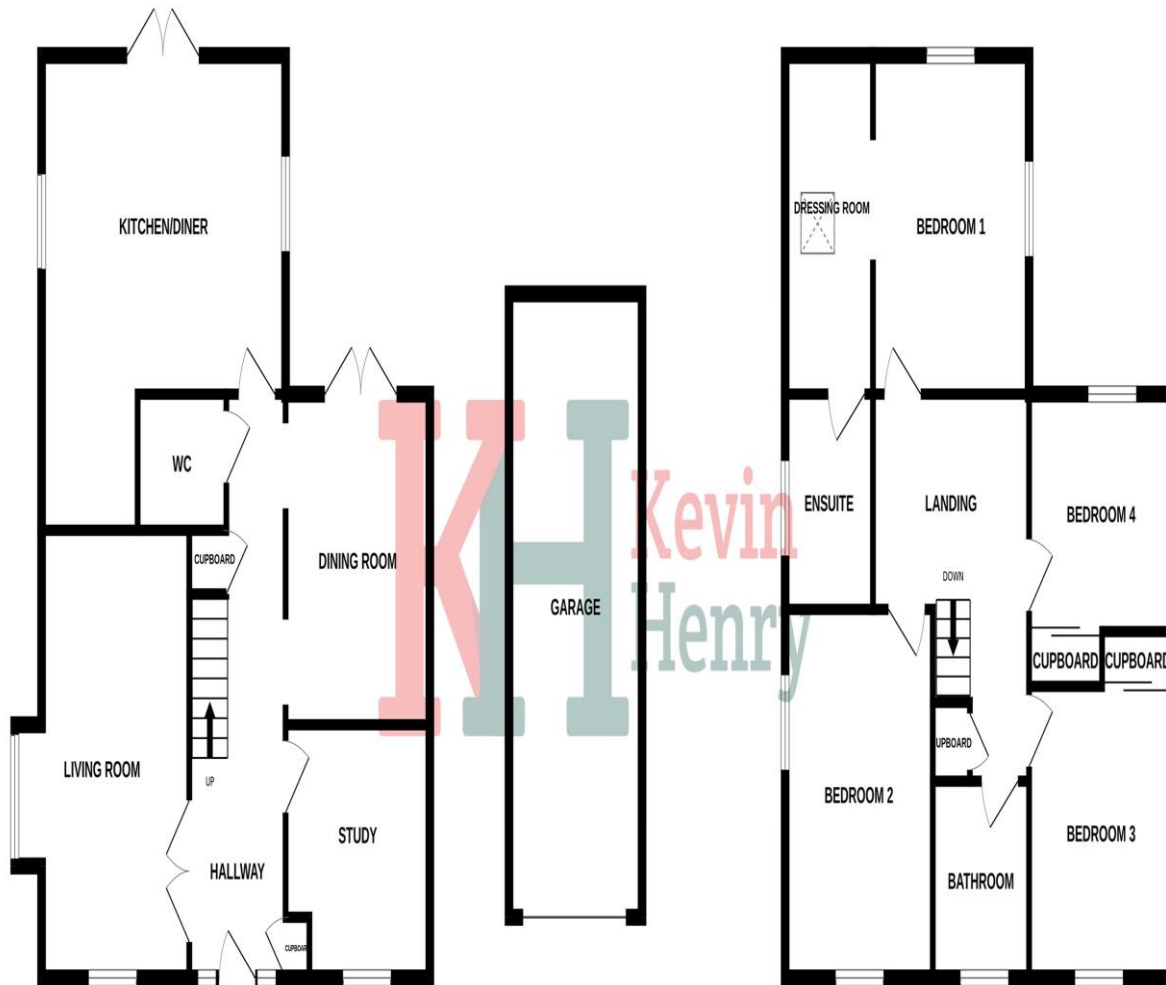
Study 9'10 x 9'9

Kitchen/diner 17'2 (longest) x 16'11 (widest)



GROUND FLOOR

1ST FLOOR



Downstairs WC

Landing

Bedroom One 11'8 x 10'8

Dressing Room 11'8 x 5'10

En-suite

Bedroom Two 12'10 x 10'4

Bedroom Three 10'0 x 10'0 With built in cupboard

Bedroom Four 10'0 x 8'5 With built in cupboard

Family bathroom

Garden

Large west facing garden with part patio/part lawn.

Detached Garage

Up and over door and power and lighting.

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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To view this property call Kevin Henry on:  
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