



East View Peggys Walk, Littlebury Saffron Walden £900,000 **Freehold**



Key Features



- 4 double bedrooms with en-suite to main
- Spacious living room with log-burner
- Dining Room with oak flooring
- Large, private southwest enclosed garden
- Located on a quiet cul-de-sac

The current owners have improved the property over the years creating an exceptional family home. There is very generous living space throughout from the warm, welcoming lounge with log-burner and beautifully decorated dining room to the well-equipped kitchen with electric aga.

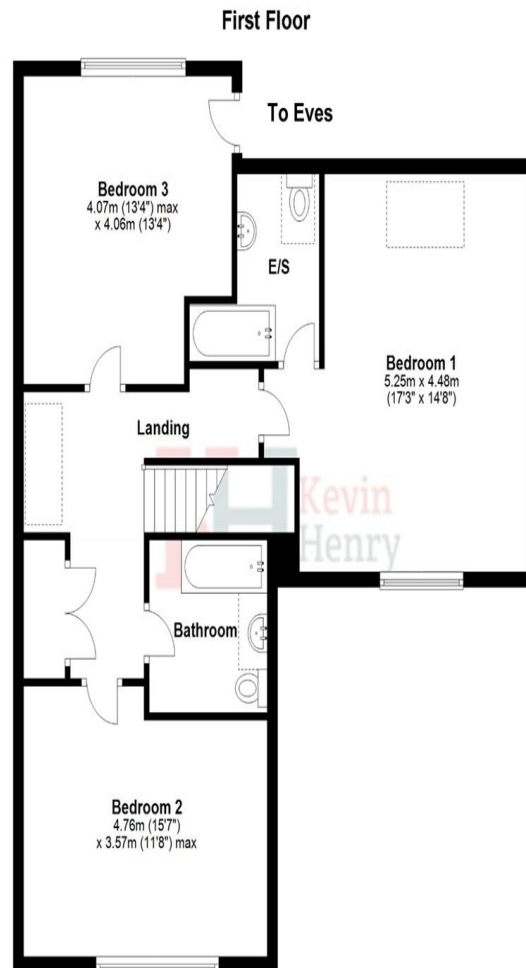
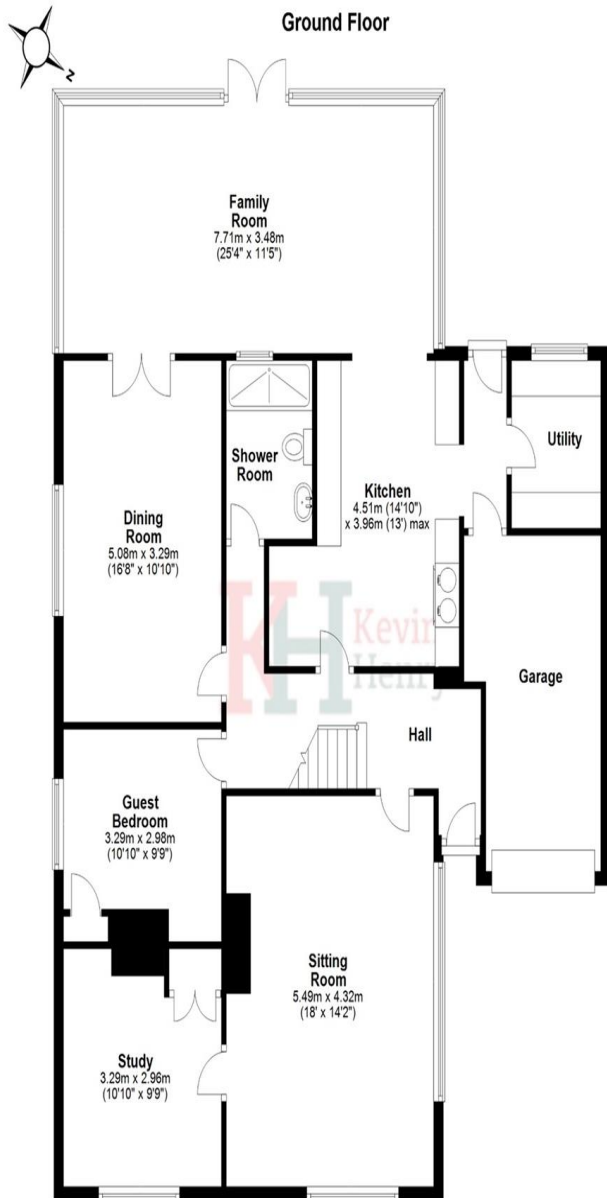
The garden room is the ideal place for pure relaxation or entertaining whilst looking out onto the well-maintained rear garden plus there is the added benefit of a fourth bedroom, separate study, utility room and downstairs shower room.

Upstairs are a further three double bedrooms with the main bedroom boasting a beautifully decorated en-suite with roll-top bath. There is also a family bathroom and very good



eaves storage in all three bedrooms plus mainly boarded loft with ladder access. The rear garden is very well presented and benefits from being Southwest facing. There is a large patio area providing a lovely area for some al fresco dining, steps up to a lawn with mature shrub and flower borders, brick and timber garden sheds. Access on both sides to the front of the property. To the front there is a block paved driveway that provides ample off-road parking, landscaped raised flowerbeds surround. The garage comes with an electronic roller door, power and lighting and an electric vehicle charging point. The house also has front and rear irrigation system plus a water softener has been installed and the solar panels currently pays money back to the owners. Littlebury is a north-west Essex village with many period properties, a public house and parish church. The market town of Saffron Walden is approximately 2.5 miles away, providing shops, schools, recreational facilities and other amenities. Cambridge, approximately 14 miles away, provides first class education, further amenities, shopping centres, etc. The





Approx gross internal floor area 209 sqm (2250 sqft) excluding Garage

mainline railway station at Audley End is approximately 2 miles away providing train service to London Liverpool Street. The M11 (J9) is approximately 3 miles from the village.

Hallway

Living Room
18 x 14'2

Study
10'10 x 9'9

Guest Bedroom
10'10 x 9'9

Dining Room
16'8 x 10'10

Kitchen
14'10 x 13max

Family Room/ Garden Room
25'4 x 11'5

Utility Room

Shower Room

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