



Plot 9 - Paprika Radwinter Road, Saffron Walden £484,995 **Freehold**





# Key Features



- Two Bedroom
- Open Plan Living Room/  
Kitchen Area
- En Suite To Bedroom One
- Enclosed Rear Garden
- Allocated Off Road Parking

This two-bedroom bungalow offers a beautiful and bright open plan kitchen/living room with doors leading out to your private rear garden. The kitchen area offers wall and base units with work tops over, inset sink and drainer, inset electric hob with extractor over, built in oven and microwave, integrated fridge-freezer, and dishwasher.

The bedrooms are comfortable doubles with bedroom one benefiting from having an ensuite shower room. There is a utility cupboard where you have plumbing for a washing machine.

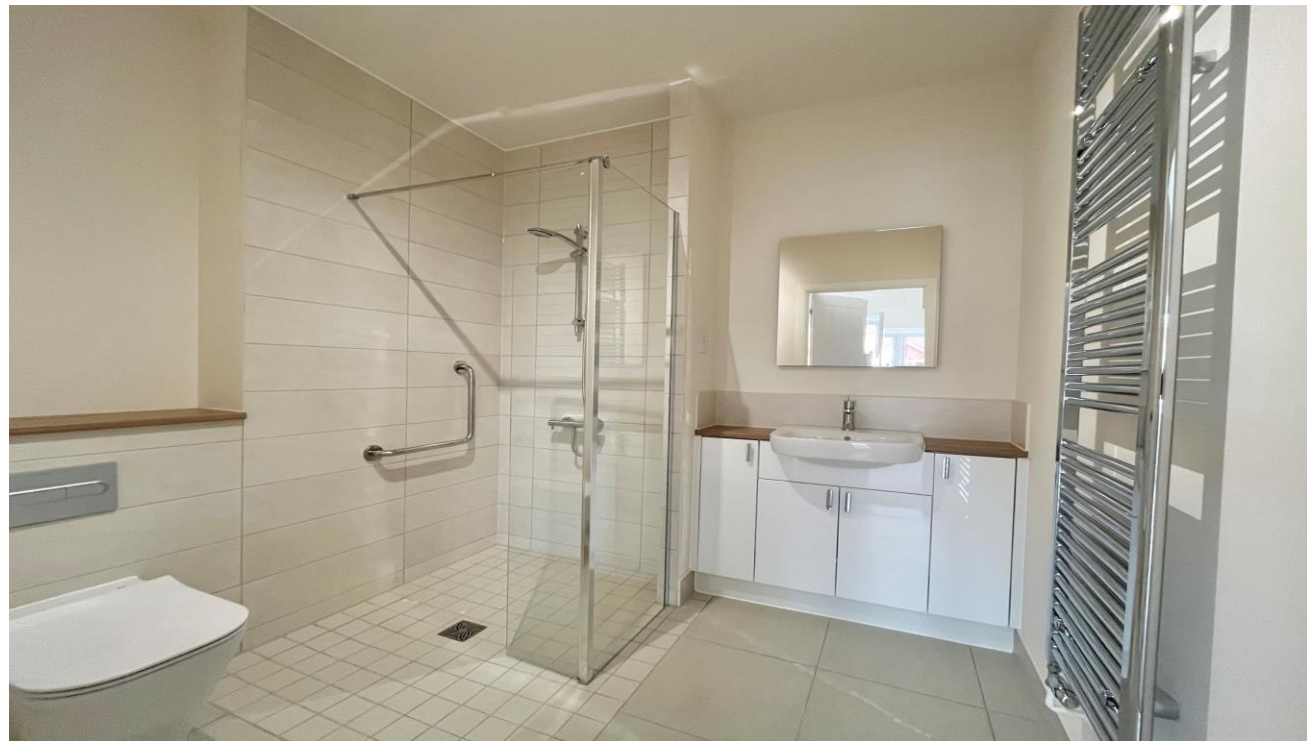
A separate shower room completes the accommodation.



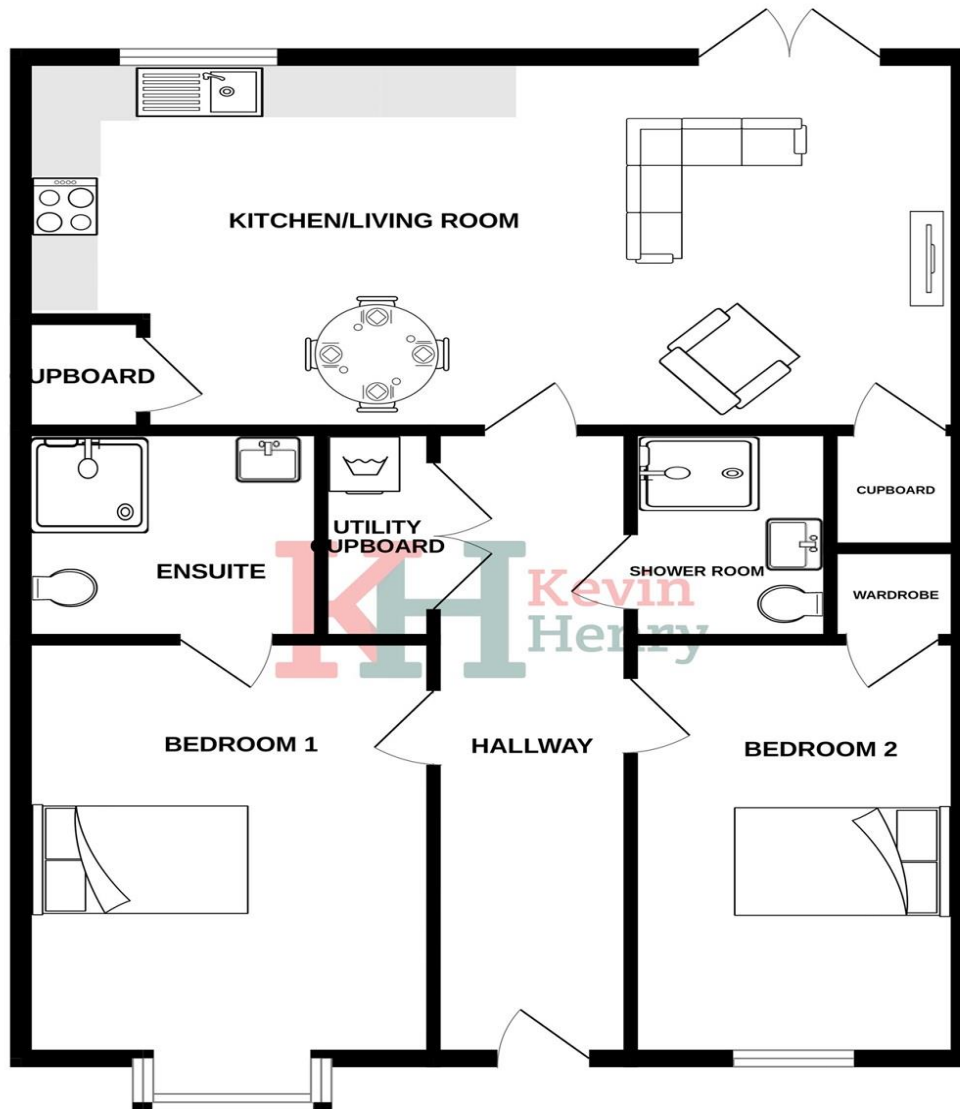
Outside you have an enclosed rear garden that is mainly laid to lawn with a patio area, timber-built garden shed and a gate providing side access.

#### Safe and secure

The newly build McCarthy Stone bungalows are designed with intelligent ergonomics and Modern Methods of Construction to ensure they are a joy to live in. As well as being well-insulated, warm and energy-efficient, they have the latest safety and security features built in. 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. 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.



GROUND FLOOR  
872 sq.ft. (81.0 sq.m.) approx.



## Approximate Room Sizes

Hallway

Living Room  
12'10 x 12'9

Kitchen  
12'9 x 12'8

Bedroom One  
14'2 x 11'3

Ensuite Shower Room

Bedroom Two  
11'8 x 9'0

Shower Room

TOTAL FLOOR AREA : 872 sq.ft. (81.0 sq.m.) approx.

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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