



Blyth Court, Saffron Walden £475,000 **Freehold**

Key Features



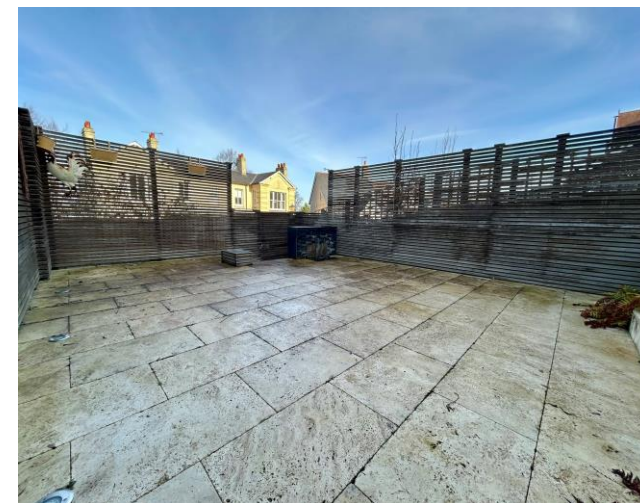
- Chain Free
- Four bedrooms - two with en-suite
- Large lounge/diner
- Well-equipped kitchen
- Downstairs cloakroom

Situated in the sought after Blyth Court development off West Road just a short distance to the Town Centre and all local amenities, including both R A Butler and St Thomas More primary schools.

This very well presented four-bedroom home offers spacious, modern living in a highly desirable area. With well-designed interiors, plenty of storage and generous accommodation spread across three floors, this property is perfect for professionals, families and anyone seeking a stylish, comfortable and easy-to-maintain home.

Step inside to a welcoming entrance hallway leading to a well-appointed kitchen with views towards West Road, complete with ample counter space and modern appliances; perfect for those who love to cook and entertain. The heart of the home is the large lounge-diner, an open and airy space that effortlessly flows into the conservatory, creating a wonderful area for relaxation and gatherings. The ground floor is completed by a convenient downstairs cloakroom and two large storage cupboards, allowing for a clutter-free living environment.

The first floor boasts three well-proportioned bedrooms, including one with an en suite shower room, offering added



privacy and convenience. A stylish family bathroom serves the remaining bedrooms and there is a further large storage cupboard on the landing.

The top floor is dedicated to the impressive main bedroom suite, a generously sized retreat with built-in cupboards, a spacious en suite bathroom and additional storage. This tranquil space provides a perfect sanctuary, complete with plenty of natural light and room to create a cozy, private haven.

The property has a beautifully paved, private, low maintenance garden opening off the conservatory, which is raised and offers an outlook. It is ideal for outdoor dining and relaxation. The property benefits from its own covered parking space to the front.

This fantastic home offers the perfect blend of space, style and location. Don't miss the opportunity to make it yours!

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 away and the M11 access point at Stump Cross is four miles.

Hallway Entrance
Two storage cupboards

Downstairs Cloakroom

Lounge/Diner
15'5 x 14'7
4.7m x 4.44m

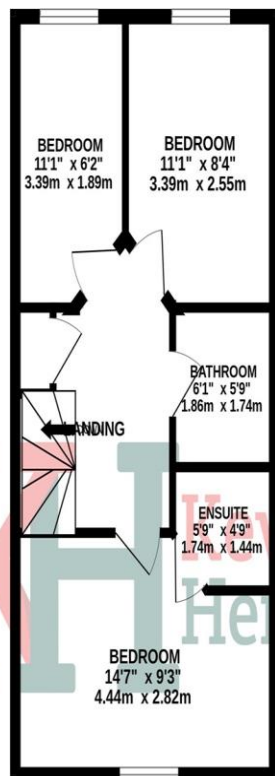
Kitchen



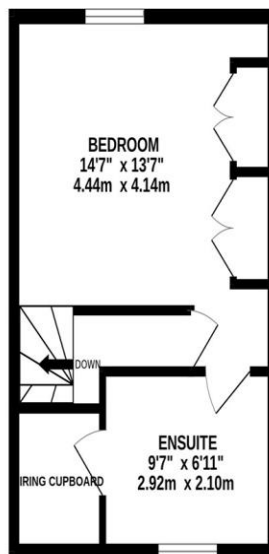
GROUND FLOOR
541 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



2ND FLOOR
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 1254 sq.ft. (116.5 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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10'8 (max) x 8'9 (max)
3.26 x 2.66m

Conservatory
11'8 x 10'3
3.55m x 3.12m

First Floor Landing
Storage cupboard.

Bedroom One
14'7 (max) x 9'3 (max)
4.44m x 2.82m

Shower en-suite

Bedroom Two
11'1 (max) x 8'4 (max)
3.39m x 2.55m

Bedroom Three
11'1 (max) x 6'2 (max)
3.39m x 1.89m

Bathroom

Second Floor Landing

Bedroom Four
14'7 x 13'7
4.44m x 4.14m

Shower En-Suite

Airing Cupboard

Garden
Private rear garden laid with patio.

Parking
Carport for one car

To view this property call Kevin Henry on:
01799 513632

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