



Church Field, Saffron Walden £465,000 **Freehold**





# Key Features



- Beautifully presented throughout
- Extended to create further bedroom
- Open plan lounge/kitchen/diner
- Stylish kitchen with integrated items
- Utility and Downstairs Cloakroom

This beautifully extended and completely refurbished four-bedroom home offers a perfect blend of modern style, comfort, and practicality. Designed for contemporary living, this property boasts spacious interiors, high-quality finishes, and a fantastic layout ideal for families or professionals alike.

Upon entering, you are welcomed by a bright and spacious hallway with built-in storage, setting the tone for the rest of the home. The heart of the house is the open plan living experience, featuring a generous lounge and dining area flooded with natural light. This space seamlessly flows into a stunning modern kitchen, complete with, premium worktops, and high-end integrated appliances-perfect for both everyday cooking and entertaining guests.

A separate utility room provides additional convenience, while a cloakroom/WC completes the ground floor.

Upstairs, the home offers four well-proportioned



bedrooms, each designed to maximize space and comfort. The modern family bathroom is finished to a high standard, featuring contemporary fittings. Additionally, a pull-down ladder provides access to a fully insulated loft, offering excellent storage or potential for future use.

The outdoor space is equally impressive, with a good-sized rear garden featuring a lawn and a patio area-ideal for relaxing or entertaining. To the front, there is ample parking, and the property also benefits from a garage en bloc, providing extra storage or secure parking.

Situated in a sought-after location with excellent transport links, schools, and local amenities nearby, this home is truly move-in ready and perfect for modern family living.

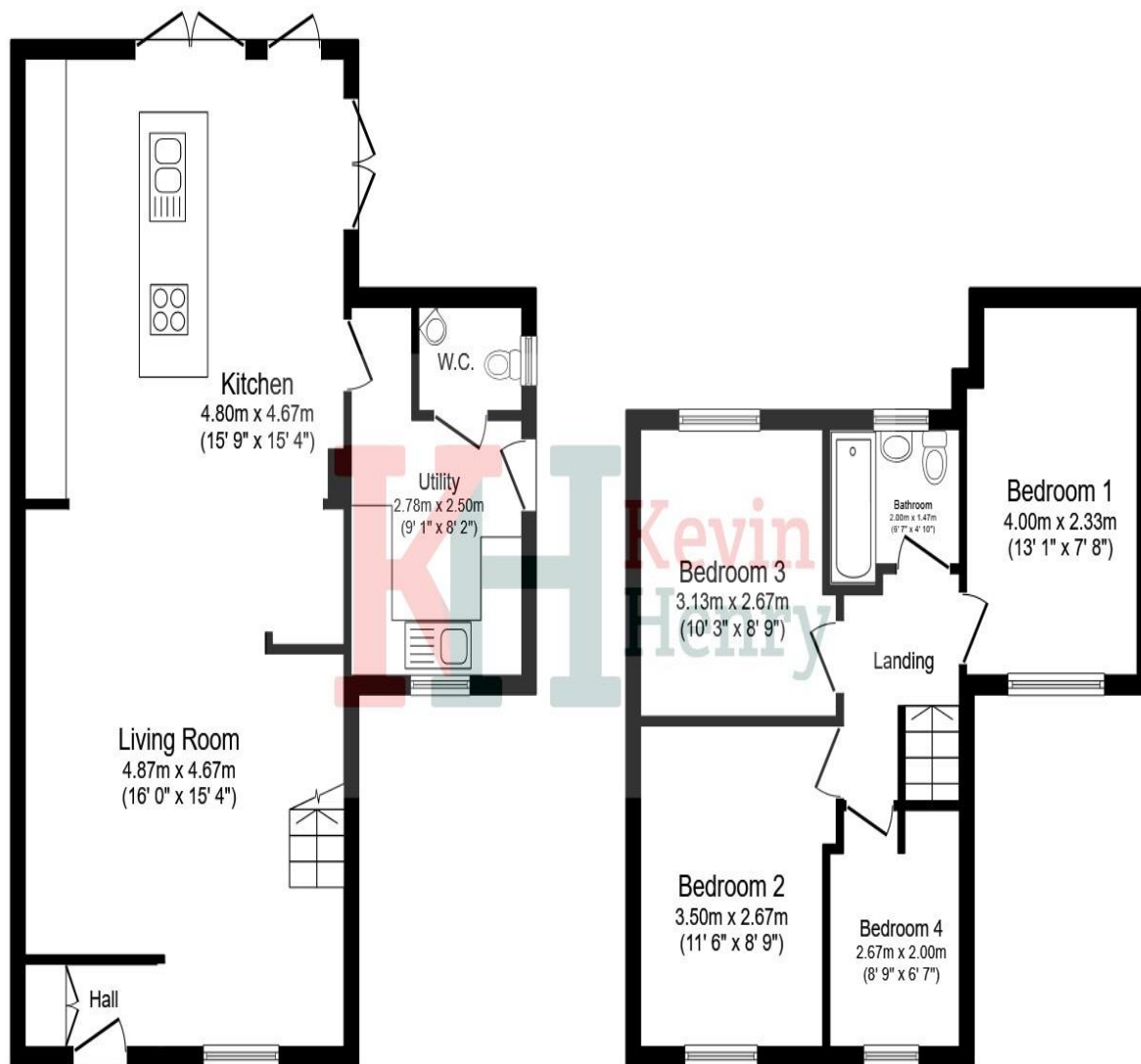
Located within walking distance of the town centre, this is a fantastic opportunity to secure a move-in-ready home that effortlessly blends comfort, style, and practicality.

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.

Hallway Entrance  
Storage Cupboard

Living/Dining Area  
16'0 x 15'4  
4.87m x 4.67m





**Ground Floor**

**First Floor**

Total floor area 102.2 m<sup>2</sup> (1,100 sq.ft.) approx

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Kitchen Area  
15'9" x 15'4"  
4.80m x 4.67m

Utility Room

Downstairs Cloakroom

First Floor Landing  
Access to fully insulated loft via pull down ladder.

Bedroom One  
13'1" x 7'8"  
4.00m x 2.33m

Bedroom Two  
11'6" x 8'9"  
3.50m x 2.67m

Bedroom Three  
10'3" x 8'9"  
3.13m x 2.67m

Bedroom Four  
8'9" x 6'7"  
2.67m x 2.00m

Bathroom

Garden  
Large rear garden with patio and lawn.

Front  
Driveway parking. Garage En -Bloc

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