



Dawson Close, Saffron Walden £550,000 **Freehold**

Key Features



- Four bedroom family home on large corner plot
- Quiet cul-de-sac close to the Town Centre and surrounding countryside
- Spacious living room plus conservatory
- Large kitchen/breakfast room
- Located in an excellent school catchment area

Situated on a corner plot in a quiet sought after cul-de-sac just minutes' walk from the town centre and surrounding countryside, this beautifully presented four-bedroom family home offers spacious and versatile living throughout. The ground floor features a generous living/dining room, a well-equipped modern kitchen/breakfast room and a large conservatory that opens onto the rear garden-perfect for relaxing or entertaining. Additional conveniences include a utility room and a downstairs WC. Upstairs, you'll find four bedrooms comprising of three double rooms and a good size single bedroom plus a contemporary family bathroom, ideal for growing families or those needing extra space. Outside, the property boasts a fantastic private



south facing rear garden with a combination of patio and lawn areas, ideal for children, pets, and outdoor dining. The garage, has been partially converted to create a useful office space while still retaining storage, together with driveway parking and EV charger connection.

The property also benefits from a new Worcester boiler fitted in 2023.

This is a wonderful opportunity to secure a family home in a highly desirable location- early viewing is highly recommended.

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.

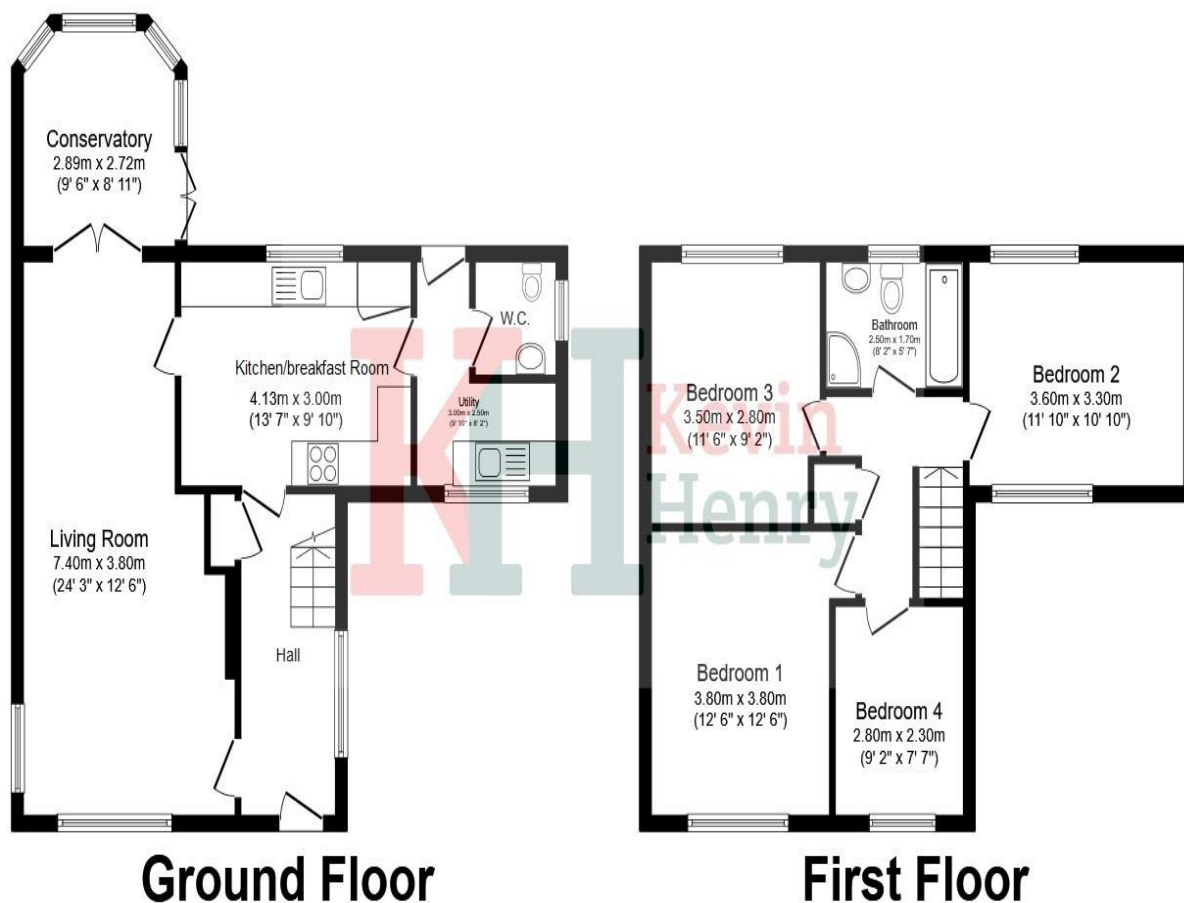
Hallway

Light, bright and airy.

Living Room - 24'3" x 12'6" max (7.40m x 3.80m max)

Kitchen/Breakfast Room - 13'7" x 9'10"
(4.13m x 3.00m)
Built in dishwasher.





Conservatory - 9'6" x 8'11" (2.89m x 2.72m)

Utility Room

Downstairs Cloakroom
Heated towel rail.

Landing
Airing cupboard and loft access.

Bedroom One - 12'6" x 12'6" (3.80m x 3.80m)

Bedroom Two - 11'10" x 10'10" (3.60m x 3.30m)

Bedroom Three - 11'6" x 9'2" (3.50m x 2.80m)

Bedroom Four - 9'2" x 7'7" (2.80m x 2.30m)

Bathroom
Four piece bathroom suite with bath, shower cubicle, sink and WC plus heated towel rail.

Garden
Large private south facing rear garden wrapping around the side of the house with lawn and patio area. Side access to garage and driveway parking.

Front
Lawn area to front bordered by well-kept hedges.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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