



Petlands, Little Walden, Saffron Walden £440,000 **Freehold**

KH Kevin
Henry

Key Features

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- Chain free
- Very well presented three bedroom house
- Extended to create fantastic open plan space with views to the garden
- Three very good size bedrooms
- Family bathroom plus cloakroom

Tucked away in the sought-after village of Little Walden, this delightful three-bedroom semi-detached home has been lovingly cared for and extended to create a space that feels both welcoming and versatile.

From the moment you step inside, the sense of light and space is clear. The open-plan kitchen and dining area is the true heart of the home, designed for family living and entertaining alike. With views across the beautifully kept garden, it flows into a cosy snug - the perfect spot to relax with a book or enjoy a quiet coffee.

The spacious living room has a warm and inviting feel, complete with an open fireplace for those winter evenings. There's also a versatile extra space on the ground floor currently used for storage but can be used as a home office or play area. A family bathroom completes the downstairs accommodation.

Upstairs you'll find three generous double bedrooms, all full of natural light, along with a handy cloakroom and access to the part-boarded loft.



Outside, the garden is a real sanctuary - beautifully maintained and full of charm. Whether you're a keen gardener or simply enjoy outdoor living, this space is a peaceful retreat, with access from both the side and rear and this is what the current vendor has to say:

"The garden has been organic for the past 29 years and the soil is in very good health. We planted a native hedge along one boundary in 2021, including hawthorn, blackthorn, dog-rose, field maple and hazel. This is loved by wildlife; hedgehogs, nesting sparrows and many other small birds. At the base of the hedge is a small wildlife pond.

The vegetable/soft fruit/herb beds are well stocked and include raspberry canes, blackcurrant and redcurrant bushes.

There are mature trees which give the garden a private, peaceful feel; silver birches, willow, crabapple, flowering cherry and an apple tree with a pink rambling rose trained through it.

A small gravel garden was made two years ago in a sunny, quiet area, with Mediterranean herbs and plants, and a larger sunken garden full of perennials and ferns, the centre of which is a lovely space for outside entertaining.

The bottom end of the garden has a woodland feel, with plants for pollinators, a fire-pit and the perfect spot for a hammock between two big trees. The greenhouse, shed and garage are close by. "

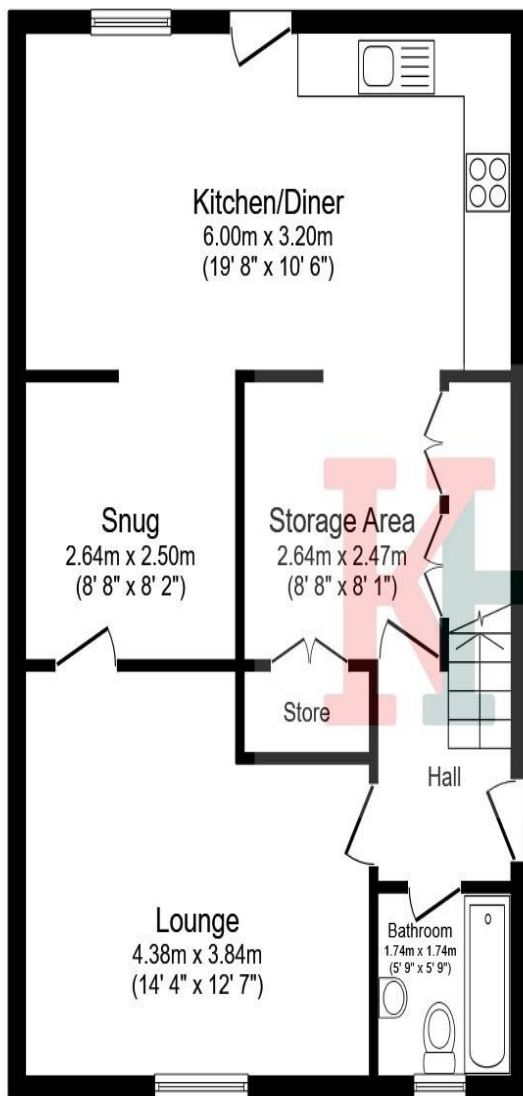
A garage with power and lighting adds practicality, while solar heating brings modern efficiency to this character-filled home.

Little Walden itself is a thriving village with a friendly community and a well-regarded pub, all just a mile from the historic market town of Saffron Walden, known for its independent shops, cafes, and excellent schools.

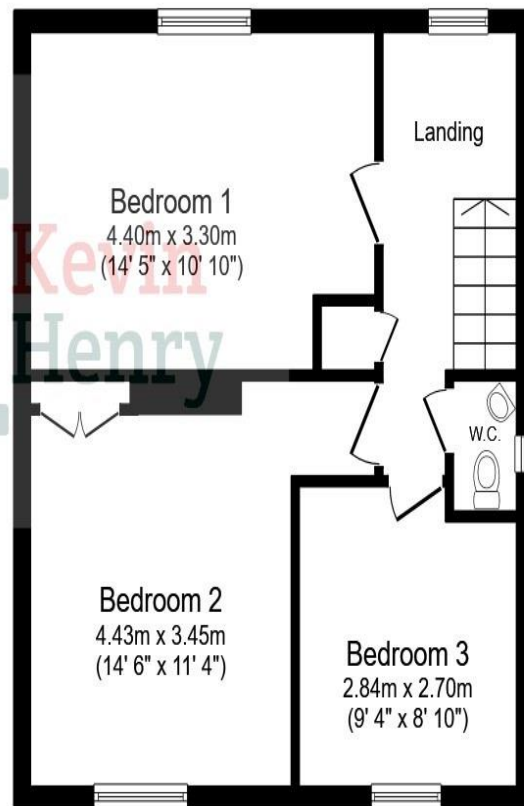
This is more than just a house - it's a home that's been cherished and is ready to welcome its next chapter.

Entrance Hall





Ground Floor



First Floor

Doors to:

Living Room
4.38m x 3.84m
14'4" x 12'7"

Kitchen/Diner
6.00m x 3.20m
19'8" x 10'6"

Snug
2.64m x 2.50m
8'8" x 8'2"

Dining/Office Area
2.64m x 2.47m
8'8" x 8'1"
Large storage cupboard.

Bathroom

Landing
Access to part boarded loft and airing cupboard.

Bedroom One
4.40m x 3.30m
14'5" x 10'10"

Bedroom Two
4.43m x 3.45m
14'6" x 11'4"

Bedroom Three
2.84m x 2.70m
9'4" x 8'10"

Cloakroom
Rear garden

Gorgeous rear garden with lawn area and mature plants plus summerhouse with power, shed, greenhouse, and garage to the rear.

Garage
Situated at the rear of the property and with power and lighting.

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