11 Whitehill Place, Saffron Walden
CB10 2SD

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11 Whitehill Place

Saffron Walden | CB10 2SD

Guide Price £400,000

- A modern home laid out across three floors, offering flexible living space ideal for family life.
- Front playroom/study, cloakroom/WC, and an open-plan kitchen/diner opening to the garden.
- First-floor living room with Juliet balcony, principal en-suite bedroom, second floor offers two further bedrooms and a family bathroom
- Driveway and a tiered rear garden with a patio and pergola terrace.

The Property

Set over three storeys, this modern family home offers versatile living accommodation, including a kitchen/diner, living room with Juliet balcony, principal en-suite bedroom, and three further flexible rooms, complemented by driveway parking, and a tiered rear garden with a pergola-shaded terrace.

The Setting

Ideally positioned within a highly regarded and modern residential enclave on the east side of historic Saffron Walden, 11 Whitehill Place enjoys an exceptionally convenient setting within easy walking distance of the town's vibrant medieval High Street, picturesque Market Place, and the tranquil grounds of Bridge End Garden. Residents benefit from immediate access to a rich array of local amenities, including independent boutiques, artisan cafes, supermarkets, and outstanding local schooling such as the renowned Saffron Walden County High School. For the commuter, Audley End mainline station is located just over three miles to the west, offering regular direct rail services to London Liverpool Street in approximately 55 minutes and Cambridge in under 20 minutes. The area is equally well suited for road links, with easy access to the A11 and M11 providing swift connections to London, Cambridge, and Stansted Airport

The Accommodation

The property is entered via a welcoming entrance hallway featuring attractive wood-effect flooring and stairs rising to the first floor. To the front, a versatile playroom (or study) offers a bright reception space. Towards the rear, a cloakroom/WC is set off the inner hallway, while a spacious kitchen/dining room serves as the heart of the home, fitted with modern wall and base units, wood-finish worktops, tiled splashbacks, integrated oven and hob, plus space for appliances and a dining area with French doors opening directly out to the garden.

The first-floor landing provides access to a bright, well-proportioned living room featuring French doors with a Juliet balcony alongside an additional window overlooking the front aspect. To the rear sits the generous principal bedroom,

benefiting from dual windows and its own private en-suite shower room, while a second staircase leads up from the landing to the top floor.

The second-floor landing benefits from useful built-in storage and grants access to two further good-sized bedrooms and the family bathroom. Bedroom two sits to the front, featuring a bright dormer window and ample space for furnishings, while bedroom three enjoys a quiet position to the rear with sloped ceiling details and roof lights. Completing the accommodation is a sleek family bathroom, fitted with a modern three-piece suite comprising of a panelled bath with overhead shower and glass screen, wash hand basin, and low-level WC, all tastefully finished with neutral tiling.

Outside

To the front, the property features a neat approach with paved detailing, off-street driveway parking running alongside the house, and an additional portion of garden ground located across the driveway belonging to the property. Gated side access leads through to the enclosed, tiered rear garden, which begins with a paved patio area ideal for outdoor dining and entertaining. Timber sleeper retaining steps rise to a lawned section complete with garden storage, leading further to an elevated paved seating area framed by a charming pergola.

Services

Mains electric, water and drainage are connected. Mains Gas heating. Ultrafast broadband is available and mobile signal is likely.

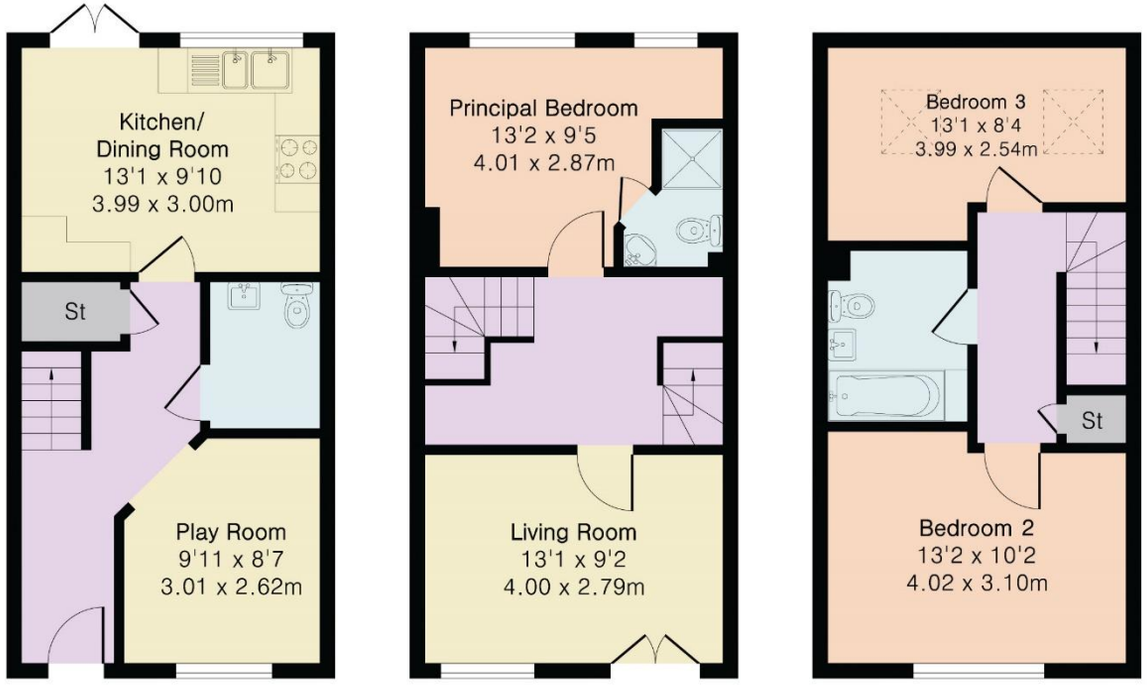
Tenure –Freehold

Property Type –Semi-Detached
Property Construction –Brick & Tile
Local Authority –Uttlesford
Council Tax– D

Agents Note: Service Charge £326 P.A

Approximate Gross Internal Area 1062 sq ft - 99 sq m

Ground Floor Area 354 sq ft – 33 sq m
First Floor Area 354 sq ft – 33 sq m
Second Floor Area 354 sq ft – 33 sq m



Ground Floor First Floor Second Floor

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

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