



5 Poppy Gardens, Saffron Walden
CB11 3AS



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

5 Poppy Gardens

Saffron Walden | CB11 3AS

Guide Price £500,000

- Bright reception room, modern kitchen/dining area with French doors to the private garden
- Ground-floor cloakroom, understairs storage, and contemporary finishes throughout
- Principle bedroom with an en-suite shower room, two further bedrooms, and a family bathroom.
- Driveway parking for two cars and a private rear garden with a lawn and paved patio

The Property

A stylish, modern three-bedroom home situated in a desirable elevated position on the green, featuring a bright reception room, a contemporary open-plan kitchen/dining room with French doors, an en-suite primary bedroom, family bathroom, side driveway parking for two vehicles and a private rear garden with a paved patio.

The Setting

Positioned within a highly regarded, modern residential development on the eastern side of Saffron Walden, 5 Poppy Gardens offers an enviable lifestyle within easy reach of the town's finest amenities. The property is conveniently situated just a short stroll from the historic market square, vibrant high street, and popular local supermarkets, while benefiting from proximity to excellent local schooling such as Katherine Semar and the renowned Saffron Walden County High School within approximately 1 mile. For the commuter, Audley End mainline railway station is easily accessible at just a 5-minute drive offering direct, regular services into London in under 55 minutes, while the nearby M11 and Stansted Airport provide swift road and air links further afield.

The Accommodation

The property is entered via a welcoming entrance hallway featuring attractive wood-effect flooring, stairs rising to the first floor, useful understairs storage, and a well-appointed cloakroom fitted with a modern WC and wash hand basin. To the front of the home sits a bright and comfortable reception room, offering a cozy sitting space filled with natural light. Spanning the rear of the property is an impressive, open-plan kitchen/dining room fitted with a contemporary array of sleek white cabinetry, warm wood-finish work surfaces incorporating a breakfast bar, an integrated oven, gas hob with extractor hood above, and space for further appliances. The dining area provides ample space for table and chairs, with French doors opening directly out to the rear patio and garden, creating a delightful indoor-outdoor flow ideal for family living and entertaining.





The first-floor landing leads to three well-proportioned bedrooms and a stylish family bathroom. Positioned at the rear, the principal bedroom enjoys generous proportions and benefits from its own private en-suite shower room, finished with modern marble-effect wall tiling, a walk-in shower enclosure, wash hand basin, and WC. The two remaining bedrooms sit to the front elevation, offering versatile accommodation suitable for children's rooms, guest rooms, or a dedicated home office. Completing the floor, the family bathroom is elegantly appointed with contemporary wall and floor tiling, a panelled bath, pedestal wash hand basin, and a low-level WC.

Outside

Outside, the property is approached via a attractive brick-paved front area complemented by a neatly planted garden bed featuring low-maintenance shrubs and a tarmac driveway running along the side to provide off-street parking. Side access leads through to the fully enclosed rear garden, which is predominantly laid to lawn with a paved patio terrace ideal for alfresco dining and entertaining. The garden is bounded by a combination of timber panel fencing and high brick walling, offering a pleasant sense of privacy alongside useful outdoor storage from a timber shed.

Services

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

Tenure – Freehold

Property Type – Detached

Property Construction – Brick with Tiled Roof

Local Authority – Uttlesford District Council

Council Tax – E

Agents Note - There is an annual service charge of £ TBC

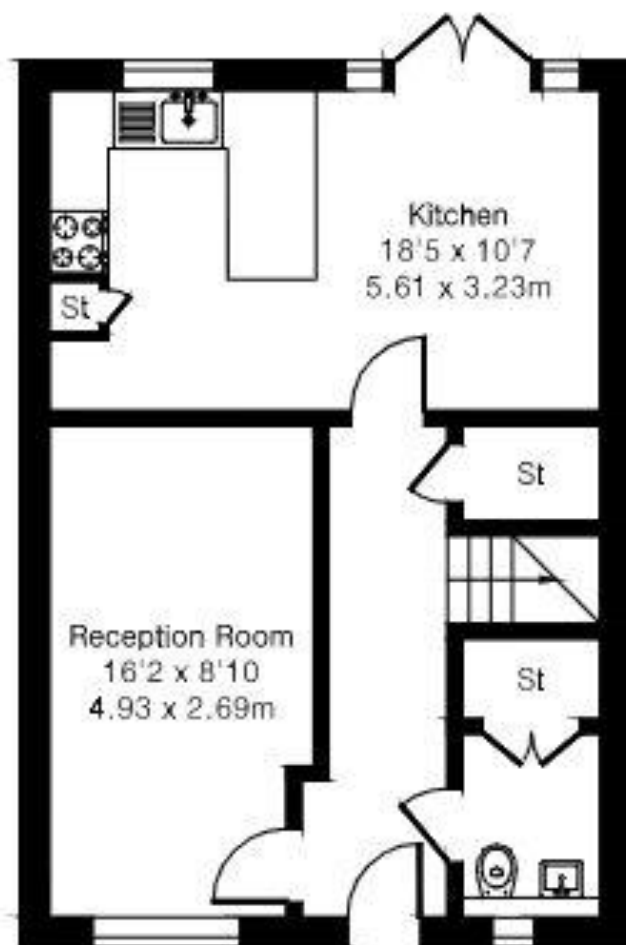
Further Agents Note – The loft has been professionally boarded out + shelved and has ladder access



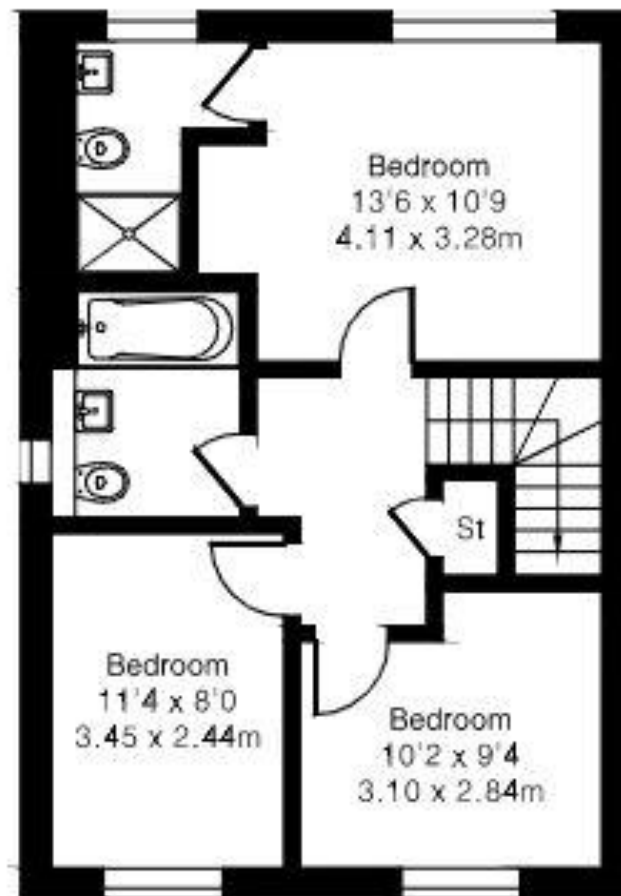
Approximate Gross Internal Area 1038 sq ft - 96 sq m

Ground Floor Area 519 sq ft – 48 sq m

First Floor Area 519 sq ft – 48 sq m



Ground Floor



First 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.



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS



01799 668600

22 King Street, Saffron Walden Essex, CB10 1ES
info@arkwrightandco.co.uk
www.arkwrightandco.co.uk



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS