



22 The Avenue, Saffron Walden
CB11 4GE



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

22 The Avenue

Saffron Walden | CB11 4GE

Offers Over £1,000,000

- Striking four-bedroom detached contemporary home
- Approximately 1,900 sq ft of beautifully proportioned accommodation
- Impressive open-plan kitchen/dining room with garden access
- Three generous and versatile reception spaces
- Two en-suite bedrooms plus family bathroom
- Attractive Landscaped rear garden
- Award winning development

The Property

A striking and individual four-bedroom detached family home, offering almost 1,900 sq ft of beautifully proportioned and versatile accommodation, generous entertaining spaces and an excellent connection to the garden, all within the sought-after and award winning Avenue development in Saffron Walden.

The Setting

The Avenue is an attractive and award winning residential development within Saffron Walden, offering a particularly appealing balance between a more private residential setting and convenient access to the town's excellent amenities. Characterised by a varied collection of individual homes, the development has a pleasant, settled feel and is well placed for families, professionals and those looking to enjoy everything this highly regarded market town has to offer.

Saffron Walden itself is one of north Essex's most desirable towns, renowned for its handsome period architecture, medieval street pattern and thriving independent High Street. At its heart is the historic Market Square, where twice-weekly markets sit alongside an excellent selection of independent shops, cafés, restaurants and traditional public houses. Everyday amenities are equally comprehensive, with supermarkets, leisure facilities and a good range of sporting and recreational clubs all readily accessible.

The town is particularly well regarded for its choice of schooling, including Saffron Walden County High School, alongside a number of well-regarded primary schools and independent options within the wider area. The surrounding countryside provides numerous opportunities for walking and cycling, while the impressive grounds of Audley End House and Estate lie just outside the town. For commuters, Audley End mainline station provides regular services to London Liverpool Street and Cambridge, while the M11 can be readily accessed for connections towards Cambridge, Stansted Airport, the M25 and London.



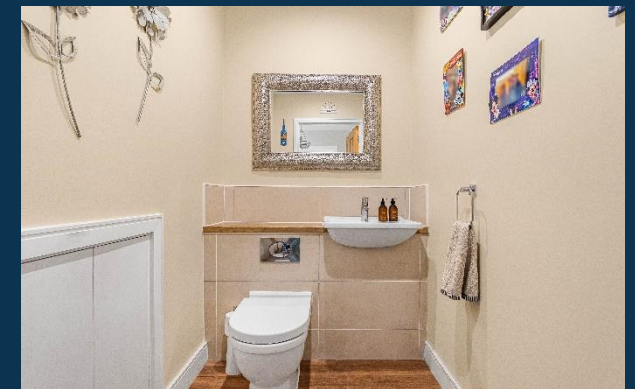


The Accommodation

Set within one of Saffron Walden's most exclusive residential developments, 22 The Avenue is a striking and individual detached home, its distinctive architecture combining traditional brickwork with dark timber cladding beneath a broad slate roof. Behind the handsome exterior lies an unexpectedly generous interior, extending to approximately 1,886 sq ft, where light, space and versatility come together particularly well.

The accommodation has been thoughtfully arranged for modern family life. At its heart is the impressive kitchen and dining room, a wonderfully sociable space with sleek contemporary cabinetry, integrated appliances and a substantial breakfast bar. Wide glazed doors draw the eye towards the garden and can be opened to the terrace, allowing the room to flow naturally outside during the warmer months.

Alongside, the 21ft living room provides a more relaxed setting, again opening directly onto the garden, while the substantial study/family room, at almost 22ft in length, brings considerable flexibility. Whether used as a home office, playroom, television room or more formal reception space, it gives the house an adaptability that should suit family life at its various stages. A separate utility room and cloakroom complete the ground floor.



The sense of space continues upstairs, where four well-proportioned bedrooms are arranged around a generous central landing. The principal bedroom is particularly impressive, extending to approximately 21ft and complemented by an en-suite shower room. The second bedroom also benefits from en-suite facilities, while two further bedrooms and the family bathroom complete this floor. 22 The Avenue is a house of pleasing contrasts – contemporary yet comfortable, substantial without feeling formal, and designed with family life very much in mind.

With almost 1,900 sq ft of accommodation, four bedrooms and a series of generous, flexible living spaces, it offers an appealing combination of individuality and practicality.

Outside

The outside spaces provide an excellent extension of the house and have been arranged with both entertaining and everyday family life in mind. To the rear, a broad paved terrace stretches across much of the elevation, creating a generous setting for outdoor dining, summer gatherings and more informal seating. Wide glazed doors from both the kitchen/dining room and living room open directly onto the terrace, allowing the principal reception spaces to spill naturally outside and giving the house a particularly appealing indoor-outdoor flow.

Beyond the terrace, the enclosed rear garden provides a more relaxed backdrop, with established boundaries offering a good degree of privacy and a pleasant sense of separation from neighbouring properties. There is ample space for children to play, while the terrace itself provides plenty of room for outdoor furniture, a barbecue and entertaining on a larger scale. The rear elevation is particularly striking, with the combination of warm brickwork, dark horizontal weatherboarding and extensive glazing giving the property a distinctive contemporary character. The broad roofline and architectural detailing add further interest, while the generous proportions of the house are perhaps best appreciated from the garden.

To the front, a substantial block-paved approach provides a smart and practical arrival, complementing the strong architectural lines of the house.

Services

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

Tenure – Freehold

Property Type – Detached

Property Construction – Part brick, part timber with clad finish

Local Authority – Uttlesford District Council

Council Tax– F

Agents Note – There is an annual service charge of approximately £500.00 per annum



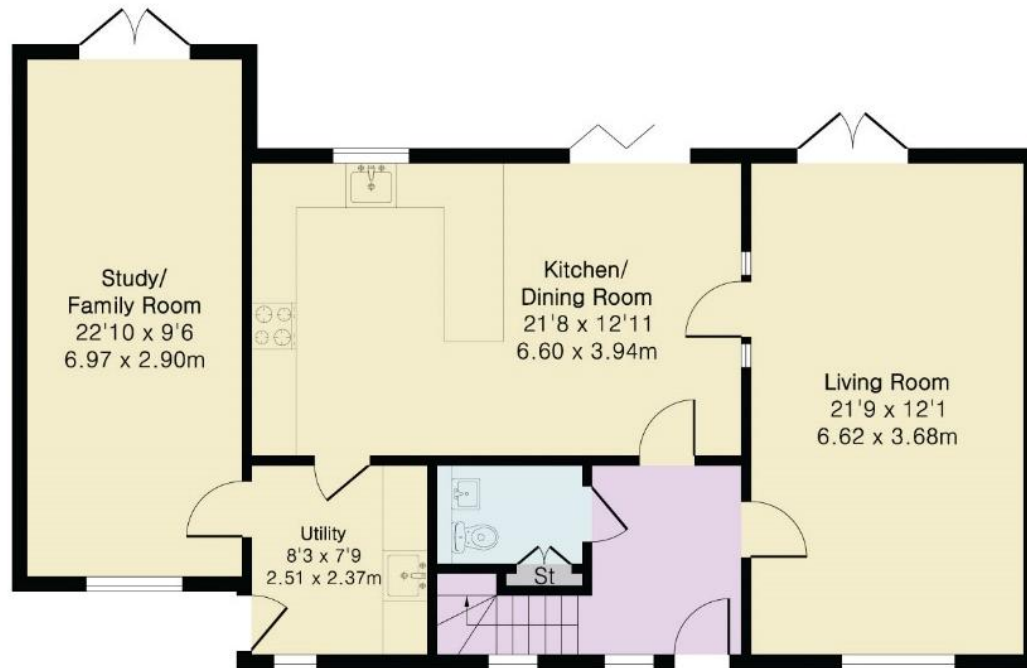




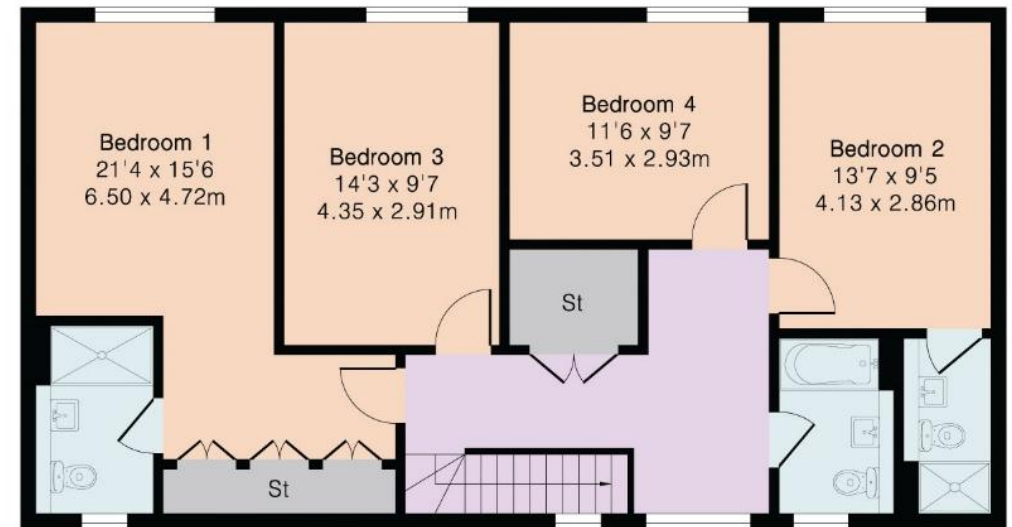
Approximate Gross Internal Area 1886 sq ft - 175 sq m

Ground Floor Area 967 sq ft – 90 sq m

First Floor Area 919 sq ft – 85 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.



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info@arkwrightandco.co.uk
www.arkwrightandco.co.uk



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