



8 Loompits Way, Saffron Walden
CB11 4BZ



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

8 Loompits Way

Saffron Walden | Essex | CB11 4BZ

Guide Price £635,000

- A two/three bedroom detached bungalow
- Ample off-street parking
- Generous lounge/diner
- Garage
- Good size kitchen
- Mature rear garden
- Two double bedrooms
- Highly popular residential area, close to local schooling & mainline train station

The Property

A well-proportioned three-bedroom detached bungalow, offering generous and versatile living accommodation, set on a sought-after street in Saffron Walden. The property enjoys a particularly good-sized rear garden with further potential to extend into the loft or to the rear (STPP), making it an ideal home for those seeking space and future flexibility.

The Setting

Loompits Way is an established residential development situated on the southern edge of Saffron Walden, just a short distance from the town centre which offers a good range of facilities including a twice weekly market, a selection of independent retailers and a Waitrose store. The development is ideally situated for highly rated local schooling including the infant and junior schools of Katherine Semar and secondary school Saffron Walden County High both of which gained outstanding OFSTED reports. For the commuter Audley End Station is within 2 miles which provides a regular service to London's Liverpool Street in approximately 55 minutes. Alternatively, the M11 can be accessed at junction 8, Bishop's Stortford. Stansted Airport is within 19 miles and Cambridge within 15 miles to the North.

The Accommodation

The welcoming entrance hall leads to a generous dual-aspect lounge/diner, providing an excellent space for both relaxation and entertaining. The kitchen is well appointed, conveniently positioned with access from both the hall and the main living area.

There are three well-proportioned bedrooms, with bedroom one enjoying a quiet position to the rear, while bedroom two offers comfortable guest accommodation. Bedroom three provides flexibility to be used as a study or home office, ideal for





modern living. A bright conservatory adjoins bedroom three, creating a lovely additional reception space with pleasant views over the garden. The property also features a modern wet room, completing the well-balanced and thoughtfully arranged layout.

Outside

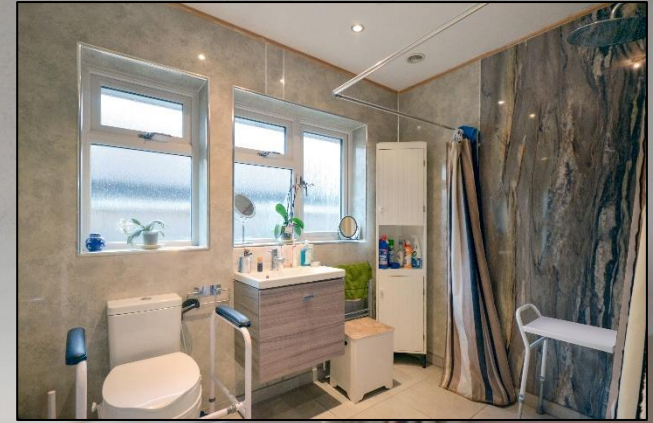
To the front, the property benefits from driveway parking for up to four cars and access to the garage. The large, fully enclosed and private west-facing rear garden is a particular feature, offering a wonderful space for outdoor entertaining with areas of lawn, patio, = and attractive raised flower beds, as well as convenient access to the garage.

Services

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

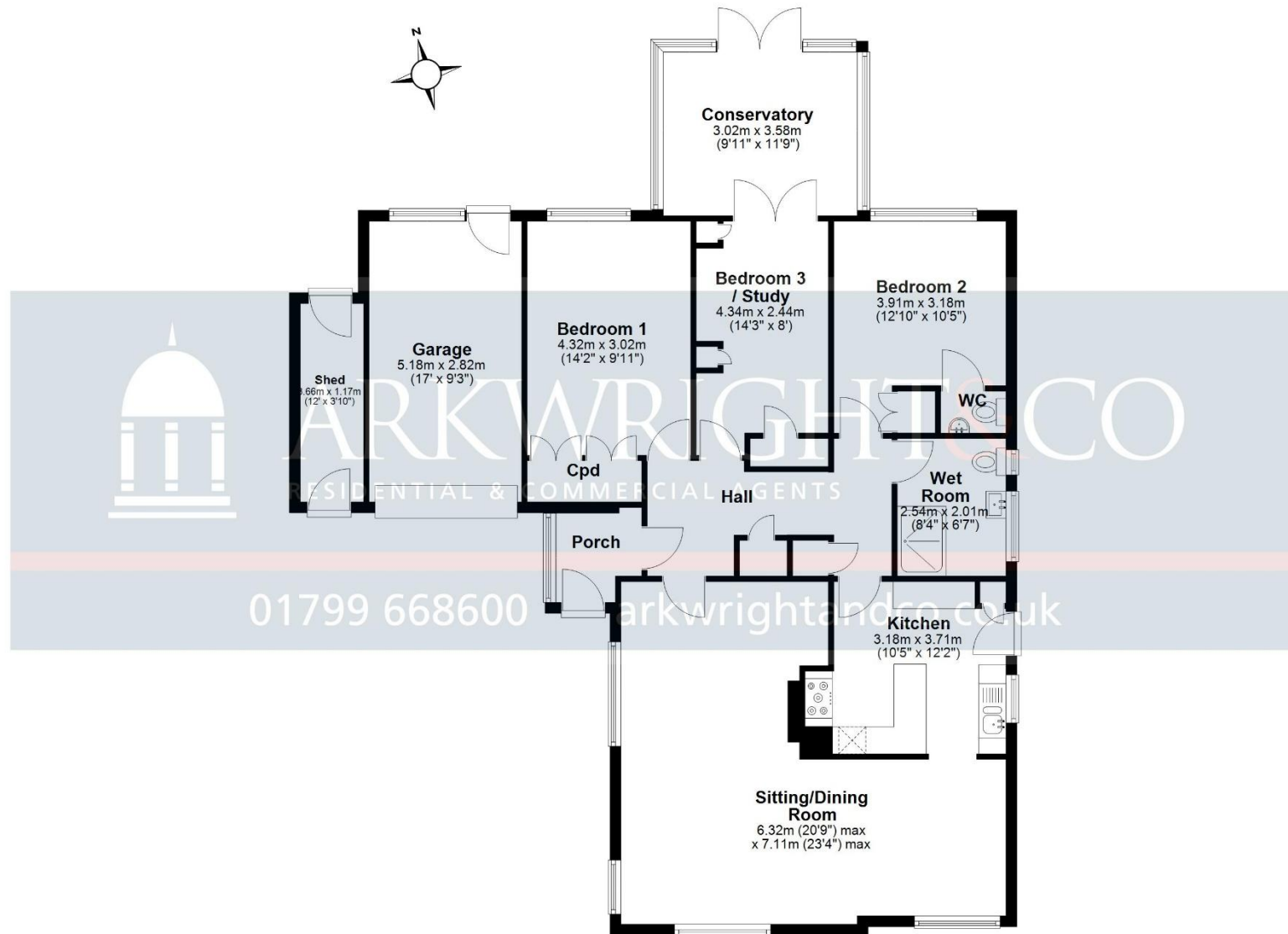


- Tenure – Freehold
- Property Type – Detached
- Property Construction – Brick built with tiled roof
- EPC – C
- Council Tax Band- E



Floor Plan

Main area: approx. 113.7 sq. metres (1223.5 sq. feet)
 Plus shed, approx. 4.3 sq. metres (46.1 sq. feet)
 Plus garage, approx. 14.6 sq. metres (157.2 sq. feet)



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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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