



Mapletoft Avenue, Saffron Walden **£565,000 Freehold**



Key Features



- Four bedroom detached house
- Beautifully presented
- Spacious lounge and large kitchen diner
- Three years remaining on NHBC Guarantee
- En-Suite to main bedroom and family bathroom

A beautifully presented four-bedroom detached family home, full of natural light and offering generous living space throughout.

The ground floor provides excellent family living with a bright and spacious living room and a modern kitchen diner with doors opening onto the lovely rear garden. There is also a useful utility room, a downstairs cloakroom, and a convenient storage cupboard.

Upstairs, the light and spacious feel continues with four well-proportioned bedrooms, including a main bedroom with a shower en-suite, along with a modern family bathroom.

The rear garden offers a great outdoor space with both a patio area and lawn, ideal for relaxing or entertaining.

Part of the garage has been converted into an excellent office space, with access from the garden, making it perfect for home working. There is also side access to the front of the property, where you will find driveway parking and access to the remaining garage space.



The property also benefits from three years remaining on the NHBC warranty, providing additional peace of mind.

This is a fantastic opportunity to purchase your ideal home that is ready to move into.

Saffron Walden is a fine old market town with a good range of shopping, schooling and recreational facilities, including the renowned Saffron Hall, which is situated at the County High School. The town also boasts an independent, award-winning cinema showing mainstream and art house films, a museum and art galleries. There are several sports facilities, including The Lord Butler Fitness and Leisure Centre, with its two swimming pools, squash and tennis courts, health suite, gym and creche. Audley End mainline station (with fast trains to Liverpool Street and Cambridge) is just two miles distance and the M11 access point at Stump Cross 4 miles.

Hallway

Storage Cupboard

Utility Area

Sitting Room

6.20m x 3.11m

20'4" x 10'2"

Kitchen/Diner

6.20m x 3.10m

20'4" x 10'2"

Cloakroom

Landing

Bedroom One

3.40m max x 3.00m max

11'2" x 9'10"

Built in wardrobes.

En-suite

Bedroom Two

3.40m x 2.70m

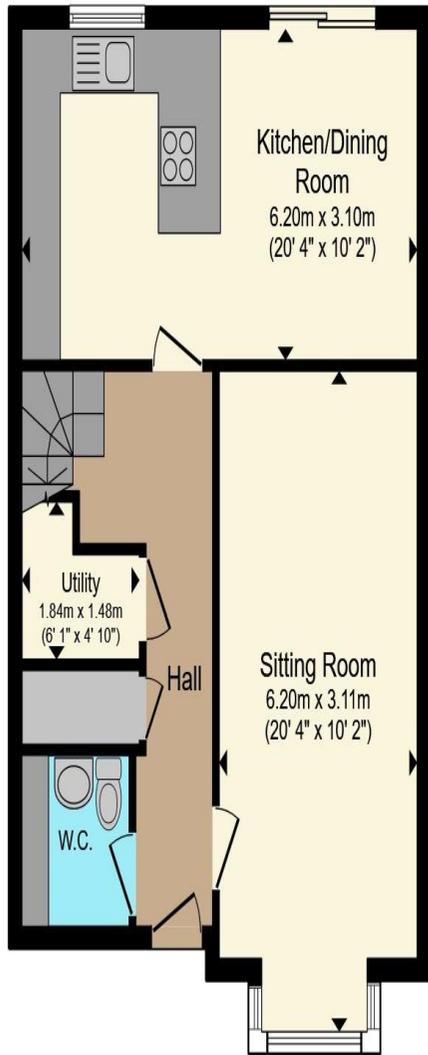
11'2" x 8'10"

Bedroom Three

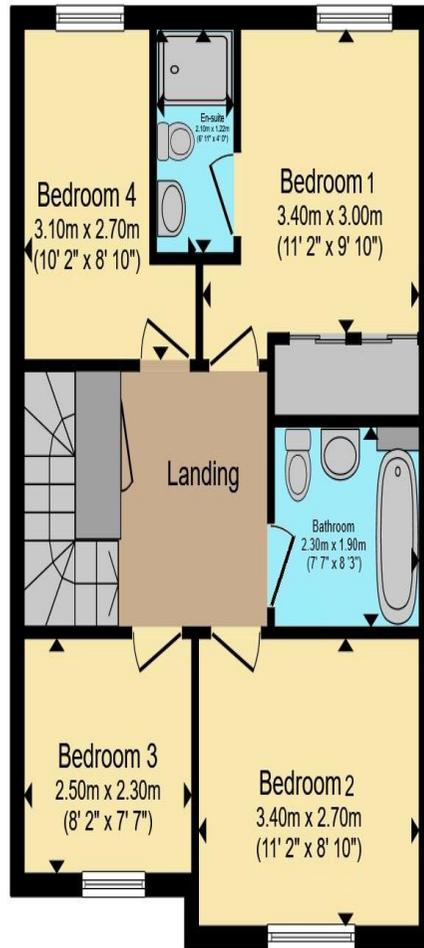
2.50m x 2.30m

8'2" x 7'7"

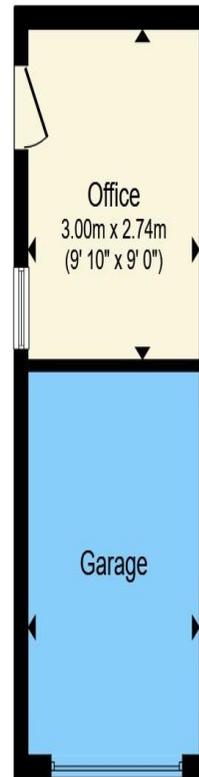




Ground Floor



First Floor



Outbuilding

Bedroom Four
3.10m max x 2.70m max
10'2" max x 8'10" max

Garden
Good size rear garden with patio and lawn area and access to garage.

Garden Office
Garage has been partly converted into an office.

Front
Driveway parking and entrance to garage.

Garage

Total floor area 123.2 sq.m. (1,327 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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