



Roman Way, Littlebury, CB11 4TN

**CHEFFINS**

## Roman Way

Littlebury,  
CB11 4TN

- Strong commuter links
- 0.2 of an acre plot
- Bathroom and en suite to master
- Four bedrooms
- Driveway and garage
- Secluded garden with a studio

A substantial detached home which sits comfortably within a 0.2 of an acre plot. The property offers bright and well proportioned accommodation, together with ample off street parking, double garage and a secluded garden with a studio/home office.

4 2 2



**Guide Price £695,000**



## LOCATION

The very popular and pretty village of Littlebury has a fine Church and Public House. It is only 1 mile from the market town of Saffron Walden which has excellent shopping, schooling and recreational facilities. Audley End Mainline station (London Liverpool Street - 57 mins) is 2 miles and the M11 (Jt 9 - South only) is approximately 3 miles.

## GROUND FLOOR

### ENTRANCE PORCH

Entrance door and obscure glazed windows to the front aspect. Glazed doors opening to:

### HALLWAY

Staircase rising to the first floor with understair storage cupboard and doors to adjoining rooms.

### CLOAKROOM

Comprising ceramic wash basin, low level WC and obscure glazed window to the rear aspect.

### SITTING/DINING ROOM

Windows to the front, rear and side aspects, feature fireplace with wood burning stove and bespoke fitted cabinets.

### STUDY

Window to the front aspect and glazed door to the side aspect.

### KITCHEN/BREAKFAST ROOM

Fitted with a range of base and eye level units with worktop space over, stainless steel sink, integrated dishwasher, Bosch electric oven and four ring hob with extractor hood over and space for fridge freezer. Window to the side aspect and glazed door to:

### UTILITY ROOM

Fitted with base and eye level units, butler

sink, space and plumbing for washing machine and space for free standing freezer. Window to the side aspect and obscure glazed door opening to the rear garden. Internal door to the double garage.

## FIRST FLOOR

### LANDING

Window to the rear aspect, doors to adjoining rooms and access to the loft space.

### BEDROOM 1

Windows to the front and side aspects and door to:

### DRESSING ROOM/STUDY

Window to the rear aspect and door to:

### EN SUITE

Comprising ceramic wash basin with vanity unit beneath, low level WC, corner shower enclosure and obscure glazed window to the rear aspect.

### BEDROOM 2

Windows to the front and side aspects and fitted wardrobe.

### BEDROOM 3

Window to the side aspect and fitted wardrobe.

### BEDROOM 4

Window to the front aspect and fitted wardrobes.

## BATHROOM

Comprising panelled bath with shower over, ceramic wash basin, low level W and heated towel rail.

## OUTSIDE

To the front of the property the garden is predominantly laid to lawn with a secluded patio area. There is side access to the driveway providing off-street parking for several vehicles and access to the double garage. The rear garden is predominantly laid to lawn with mature trees and hedges bordering providing a good degree of seclusion. In addition, there is a detached home office/studio.

## HOME OFFICE/STUDIO

Power and lighting connected, glazed French doors and window to the side elevation.

## DOUBLE GARAGE

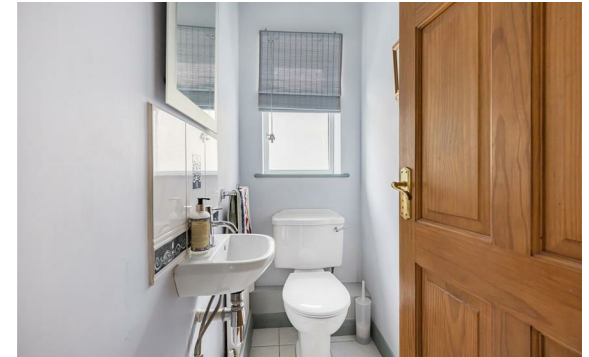
Up and over door, power and lighting connected and window to the rear elevation.

## AGENT'S NOTES

For more information on this property, please refer to the Material Information brochure that can be found on our website.

## VIEWINGS

By appointment through the Agents.





| Energy Efficiency Rating                                                          |           |           |
|-----------------------------------------------------------------------------------|-----------|-----------|
|                                                                                   | Current   | Potential |
| Very energy efficient - lower running costs                                       |           |           |
| (92 plus) <b>A</b>                                                                |           | <b>91</b> |
| (81-91) <b>B</b>                                                                  |           |           |
| (69-80) <b>C</b>                                                                  |           |           |
| (55-68) <b>D</b>                                                                  | <b>55</b> |           |
| (39-54) <b>E</b>                                                                  |           |           |
| (21-38) <b>F</b>                                                                  |           |           |
| (1-20) <b>G</b>                                                                   |           |           |
| Not energy efficient - higher running costs                                       |           |           |
| EU Directive<br>2002/91/EC                                                        |           |           |
| England & Wales                                                                   |           |           |
|  |           |           |

Guide Price £695,000

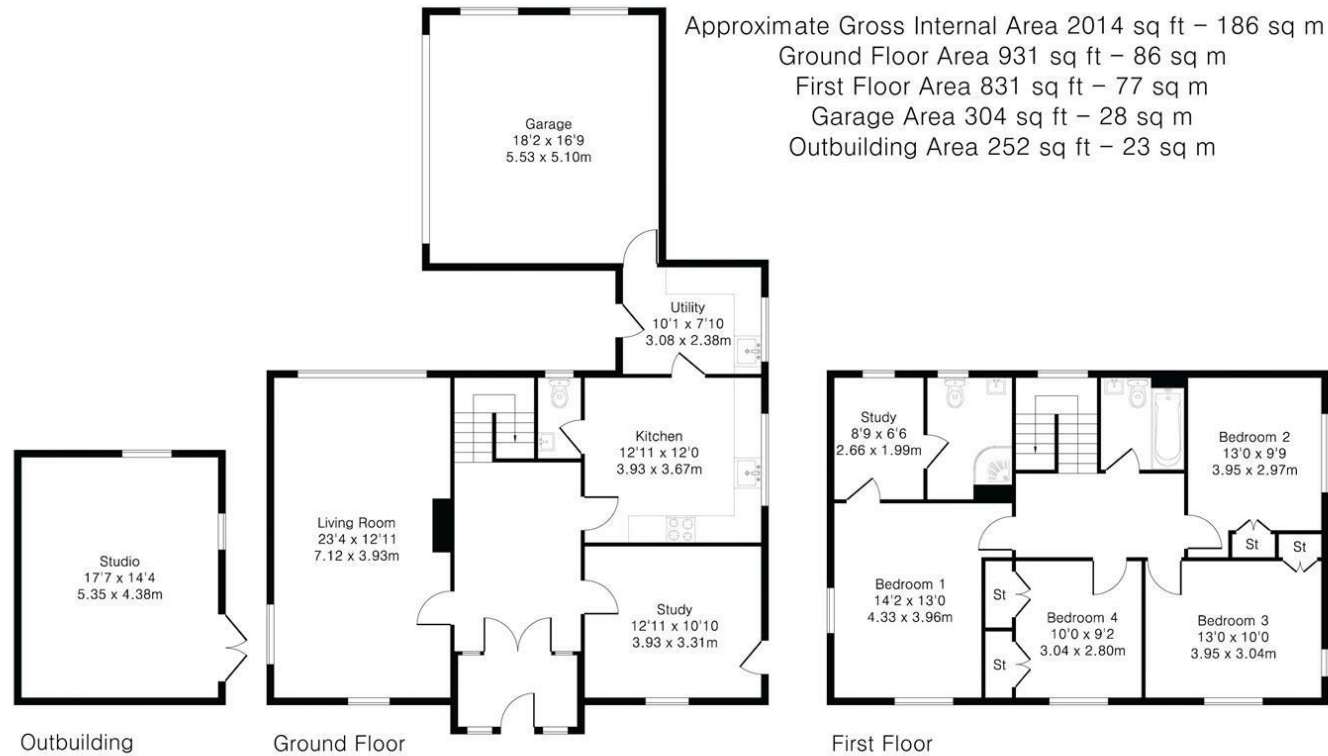
Tenure – Freehold

Council Tax Band – F

Local Authority – Uttlesford







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