



The Gate Inn Thaxted Road, Saffron Walden £600,000 **Freehold**

KH Kevin
Henry

Key Features



- BRAND NEW
- FOUR BEDROOMS
- WALKING DISTANCE TO TOWN CENTRE
- AIR SOURCE HEATING
- 10 YEAR WARRANTY

Plot 4 - The Gate Inn. This superb brand new 4 bedroom detached home has been built to a high specification with the developer having a keen eye for detail.

The Entrance hall has the stairs to the first floor, and doors to the cloakroom, sitting room, utility room and the:

Kitchen/Diner - A modern bright kitchen with built-in appliances to include Double oven, hob, extractor fan, fridge freezer and dishwasher. Bi-fold doors to the rear garden.

Sitting Room: with a window overlooking the front

Upstairs there are 4 double bedrooms, with an ensuite to bedroom 1 and a further family



bathroom.

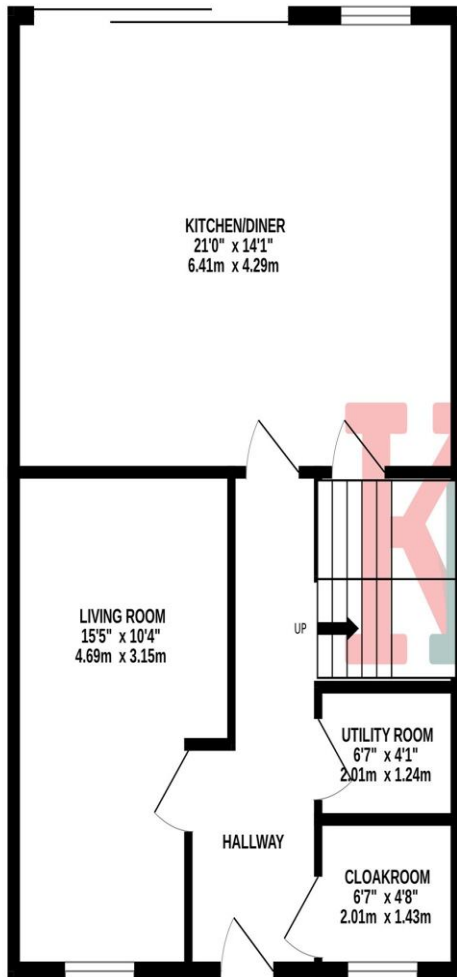
Outside: To the front are two parking spaces with all the wiring in place to install an EV charger. To the rear is a patio area with storage shed and steps lead to a lawn area.

Located in the vibrant town of Saffron Walden, which is rich in heritage and the jewel in the crown of North West Essex. Situated just off the M11 and only 16.5 miles from Cambridge and 14 miles from London Stansted Airport, it offers an ideal location for commuting to Cambridge or London, and for business or holiday flights.

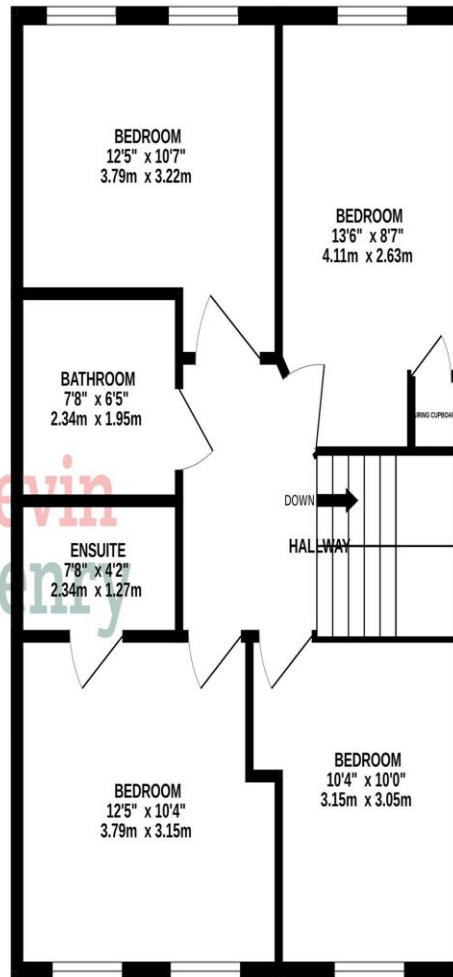
Ideally situated within walking distance from the picturesque medieval centre Audley End Railway Station to the South West of the town offers rail destinations including London Liverpool Street, Cambridge, Peterborough and Birmingham New Street. The town is also well served by buses, to the station, Cambridge and elsewhere. There are several local schools, generally with very favourable Ofsted ratings. The nearest includes St Mary's Primary in Castle Street, while R A Butler Infants and Junior and St Thomas More Catholic Primary are not far away in South Road. Saffron Walden has a community hospital providing many services, while the main NHS Hospital is Addenbrooke's in



GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.



1ST FLOOR
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA: 1239 sq.ft. (115.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Cambridge.

Shoppers are spoilt for choice here, with a Waitrose in the centre, a large Tesco on the outskirts, and an open market on Tuesdays and Saturdays. Held since 1141, the market won the 'Best Small Outdoor Market' award in 2018, and is especially popular for its Saturday food stalls. A healthy mix of shops and branches of national retailers meets virtually every need. When it is time for a break, there are a tempting choice of eateries, and pleasant small gardens in which to relax. The town also boasts an independent, award winning cinema showing mainstream and art house films, a museum and art galleries. The main sports facility in Saffron Walden is the Lord Butler Fitness and Leisure Centre, with its two swimming pools, squash and tennis courts, health suite, gym and creche.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Kevin Henry on:
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