



10 Ross Close, Saffron Walden,
CB11 4AY



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

10 Ross Close,

Saffron Walden | Essex | CB11 4AY

Offers Over £425,000

- Bright living room with a feature fireplace
- Spectacular open-plan kitchen/dining room with French doors to the garden.
- Three versatile well-proportioned bedrooms including one with an en-suite shower room.
- Lawned front garden with a private driveway for off-street parking.
- New boiler/ new fuse board & EV car charger
- Brick built outbuilding for use as a dedicated home office or storage

The Property

This well-presented semi-detached family home offers an excellent balance of contemporary living spaces, featuring a stunning open-plan kitchen and dining room alongside a comfortable living room with a feature fireplace. The property is complemented by three well-proportioned bedrooms, a private rear garden, and a highly versatile detached brick outbuilding currently utilized as a home office, all whilst in a cul-de-sac location.

The Setting

Situated within the highly regarded and historic medieval market town of Saffron Walden, 10 Ross Close occupies a most pleasant and convenient residential position, ideally placed just a short stroll from the vibrant town centre. The property benefits from seamless access to an excellent range of local amenities, including a variety of independent boutique shops, bustling cafes, traditional public houses, and a popular twice-weekly market, alongside superb leisure facilities such as the renowned Saffron Hall and the Lord Butler Fitness and Leisure Centre. For the commuter, Audley End mainline station is located just over 2 miles away, providing regular and fast services to London Liverpool Street in approximately 55 minutes and Cambridge in around 15 minutes, while the M11 motorway is within easy driving distance, making this an exceptionally well-connected yet peaceful place to call home.

The Accommodation

The ground floor accommodation opens into a welcoming entrance hall featuring clever bespoke understairs storage drawers and stairs rising to the first floor. The bright and comfortable living room is centered around a handsome feature fireplace with a wooden surround, beautifully illuminated by a large window overlooking the front aspect.

Spanning the entire width of the rear of the property is a spectacular open-plan kitchen and dining room, meticulously designed to create a wonderful social hub for contemporary family living. The high-specification kitchen area is fitted with a stylish range of grey shaker-style cabinetry, elegant white work surfaces, a breakfast bar, and quality integrated appliances including an eye-level oven. This space flows seamlessly into a generous dining area, where double French doors open directly out to the rear garden patio.





On the first floor, a central landing with a useful integrated storage cupboard leads to three well-proportioned bedrooms and the family bathing facilities. The principal bedroom is a generous double room filled with light from a front aspect window, while the second bedroom is another excellent double offering a bright, peaceful retreat with ample space for freestanding furniture, serving this bedroom is an en-suite shower room finished to a high standard with sophisticated dark grey porcelain tiles and a walk-in glass shower enclosure. The third bedroom is a highly versatile space, currently utilized as a charming children's room but equally suited as a nursery or dedicated study. Serving the accommodation is a beautifully appointed family bathroom featuring contemporary stone-effect tiling, a sleek vanity wash hand basin, and bath with an overhead shower.

Outside

Outside, the property is approached via a front driveway providing off-street parking, sitting adjacent to a pleasant open lawned front garden featuring an established, mature tree that adds a sense of privacy.

To the rear, the garden offers a wonderfully secluded outdoor haven, commencing with an extensive paved patio area that provides the perfect setting for alfresco dining and outdoor entertaining. A central paved pathway cuts through the main lawn, flanked by heavily stocked, vibrant borders filled with mature shrubs, flowering plants, and a striking buddleia bush. A key feature of the rear garden is the detached brick-built outbuilding, which has been smartly



converted to provide a fantastic, dedicated home office and separate storage area, ideal for modern hybrid working requirements.

Services

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

Tenure – Freehold

Property Type – Semi Detached

Property Construction – Standard Construction

Local Authority – Uttlesford District Council

Council Tax – D



**Approximate Gross Internal Area 816 sq ft - 76 sq m
(Excluding Outbuilding)**

Ground Floor Area 408 sq ft – 38 sq m

First Floor Area 408 sq ft – 38 sq m

Outbuilding Area 124 sq ft – 12 sq m



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.



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS



01799 668600

22 King Street, Saffron Walden Essex, CB10 1ES
info@arkwrightandco.co.uk
www.arkwrightandco.co.uk



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS