

9 Carnation Drive, Saffron Walden
CB10 2BE

ARKWRIGHT&CO
RESIDENTIAL & COMMERCIAL AGENTS

9 Carnation Drive

Saffron Walden | Essex | CB10 2BE

Offers Over £475,000

- Welcoming hallway with cloakroom, modern high-gloss kitchen, spacious living and dining room, and a glass-roofed conservatory
- Paved front entrance and a fully enclosed rear garden complete with a covered decking area and raised stone terrace
- Three well-proportioned bedrooms including a principal room with garden views, modern family bathroom
- Single garage accessible from rear garden and large timber storage shed

The Property

This beautifully presented detached home offers light and airy accommodation throughout, commencing with an entrance hall and cloakroom leading to a stylish modern kitchen with integrated appliances and a breakfast bar. The expansive living room flows seamlessly into both a formal dining room and a bright, glass-roofed conservatory overlooking the garden. Upstairs, a central landing connects three well-proportioned bedrooms including a generous principal room and a versatile third bedroom served by a contemporary family bathroom. Externally, the property enjoys an enclosed rear garden featuring a covered decking area, a raised stone terrace with a water feature, a timber storage shed, and access to a single garage.

The Setting

Nestled on the sought-after eastern fringes of Saffron Walden, 9 Carnation Drive offers a wonderful balance of modern residential convenience and effortless access to the historic charms of this highly regarded medieval market town. Perfectly situated within walking distance of the bustling town centre, renowned for its picturesque, timber-framed streets, bi-weekly markets, and cultural landmarks, the property is exceptionally well placed for everyday necessities, with both Tesco and Lidl superstores just a short stroll away. Families will appreciate being within the catchment area of highly respected local schools, including the ‘outstanding’ rated Saffron Walden County High School. For the commuter, excellent transport connections are close at hand Audley End mainline station is just 2.5 miles away, providing direct services to London and Cambridge, while the M11 is easily accessible for swift road travel north and south.

The Accommodation

The ground floor accommodation opens via an entrance porch into a welcoming hallway, complete with a ground floor cloakroom and stairs rising to the first floor with useful storage underneath. To the front, the kitchen is fitted with a













range of modern high-gloss wall and base units, dark work surfaces incorporating a breakfast bar, integrated appliances, and a window overlooking the front aspect. Spanning the depth of the property, the spacious living room forms a wonderful main reception space featuring an attractive gas fireplace and sliding doors opening into a sun-filled, glass-roofed conservatory with direct access to the rear garden. Flowing seamlessly from the living area, a generous formal dining room enjoys views over the garden, creating a flexible and bright layout ideal for both daily family life and entertaining.

The first-floor landing provides access to three well-proportioned bedrooms and built-in storage cupboards. The principal bedroom sits to the rear, boasting elevated garden views and ample space for wardrobes. A further generous double bedroom overlooks the front, alongside a versatile third bedroom currently utilised as a home office. Completing the upper level is a modern family bathroom comprising a curved panelled bath with an overhead shower and screen, integrated WC, vanity wash hand basin, and a heated towel rail.

Outside

Outside, the property is approached via a paved path leading to the front entrance, framed by neat hedging, mature shrubs, and a paved patio area. Side access leads round to the fully enclosed rear garden, which is predominantly laid to lawn and complemented by a raised circular stone terrace ideal for outdoor seating and alfresco dining.

Adjoining the rear of the house, a covered decking area extends from the dining room window, while a timber storage shed (negotiable for purchase) provides excellent additional outdoor storage alongside direct access to the single garage.

Services

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

Tenure – Freehold
Property Type –Detached
Property Construction – Standard Construction
Local Authority – Uttlesford District Council
Council Tax– D



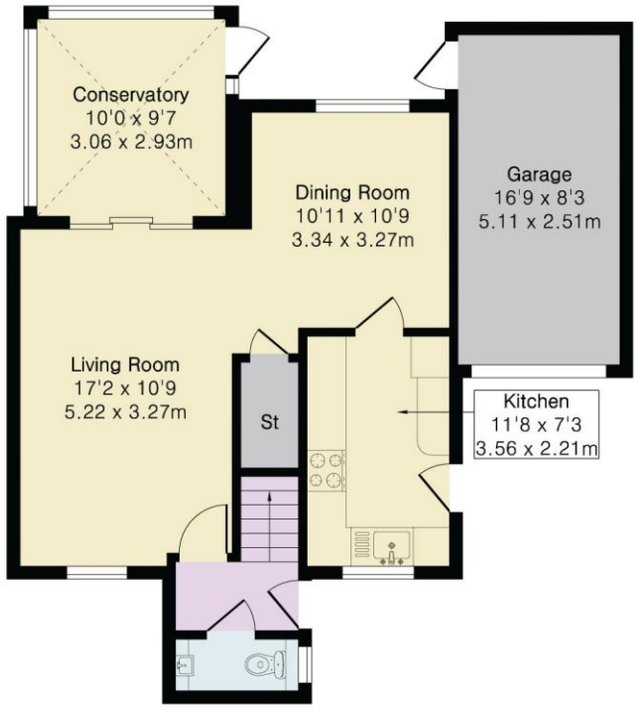
Approximate Gross Internal Area 1022 sq ft - 95 sq m
(Excluding Garage & Outbuilding)

Ground Floor Area 584 sq ft – 54 sq m

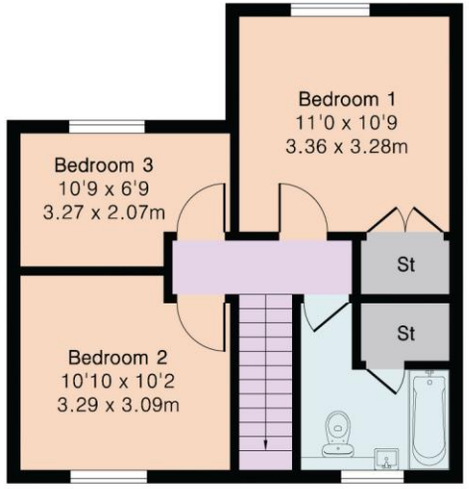
First Floor Area 438 sq ft – 41 sq m

Garage Area 138 sq ft – 13 sq m

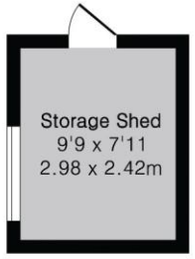
Outbuilding Area 78 sq ft – 7 sq m



Ground Floor



First Floor



Outbuilding

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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