



3 Lancaster Lane, Saffron Walden  
CB11 3GL

# 3 Lancaster Lane

Saffron Walden | Essex | CB11 3GL

## Offers Over £580,000

- A superb four-bedroom detached property
- Generous accommodation over three floors extending to 1594sqft
- Popular residential area just a short walk from to local schooling and the town centre
- Generous open plan kitchen/dining room
- Principal bedroom with ensuite
- Four double bedrooms
- Off road parking and rear garden
- Hot water solar panels
- No upward chain

### The Property

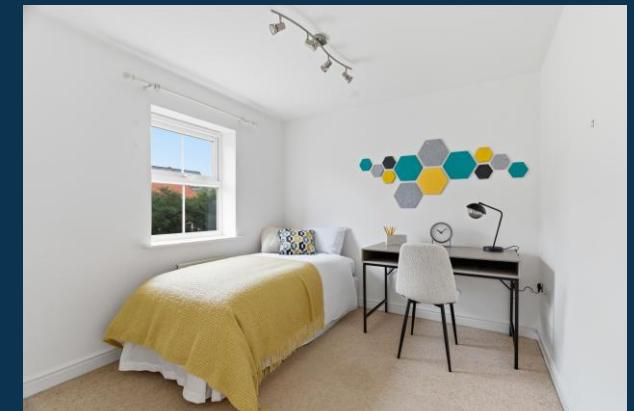
A well-proportioned four-bedroom detached property extending to 1594sqft, occupying a favourable position within easy reach of the town centre and schools, offering generous and versatile accommodation arranged over three floors. The property benefits from off-road parking and rear garden. Offered with no upward chain.

### The Setting

Lancaster Lane is ideally situated in a popular residential area just a short walk from the historic centre of Saffron Walden, placing shops, cafés, schools, and the twice-weekly market. This well-connected location offers excellent access to major hubs: Cambridge lies just 15 miles to the north and can be reached by car in approximately 35 minutes or by train in just 15 minutes from nearby Audley End Station. London is equally accessible, with direct trains from Audley End to London Liverpool Street taking around 55 minutes, making the area highly suitable for commuters. Saffron Walden itself is a thriving market town known for its medieval charm and vibrant community, offering a range of amenities including Waitrose, Tesco, independent boutiques, and well-regarded schools such as R A Butler Academy and Saffron Walden County High School. Residents enjoy cultural highlights like Saffron Hall and Saffron Screen, as well as a variety of eateries and pubs, from casual cafés to fine dining. Nearby green spaces such as Bridge End Garden and The Common provide ample opportunity for outdoor leisure, enhancing the appeal of this well-rounded and highly desirable location.

### The Accommodation

The ground floor is introduced by a welcoming entrance hall, with double doors opening into a superb open-plan kitchen/dining/family room — a truly impressive and versatile space, ideal for both everyday living and entertaining. Also to the ground floor is a well-proportioned cloakroom, fitted with a W.C and hand wash basin, along with a staircase rising to the first floor with useful built-in storage beneath. The kitchen area itself is fitted with an attractive range of matching base and eye-level units complemented by quality worksurfaces, incorporating a stainless-steel sink and drainer unit. A comprehensive suite of integrated appliances includes two AEG electric ovens, a Bosch dishwasher, SMEG washing machine/tumble dryer, gas hob with extractor fan above, and built-in fridge and freezer. The adjoining dining and family area is generous in size, featuring





a window to the side aspect and glazed doors leading directly out to the rear garden, creating a natural flow between indoor and outdoor spaces. A fitted ladder provides access to a partially boarded attic area, offering additional storage.

Stairs rise to a spacious first-floor landing, enjoying natural light from a front aspect window. From here, access is given to the elegant sitting room, principal bedroom suite, and a separate cloakroom. The sitting room is a particularly bright and well-proportioned dual-aspect space, featuring a Juliet balcony to the front and an additional window to the rear, creating a light and airy atmosphere. The principal bedroom is a generous double room with a window to the front aspect and benefits from a well-appointed en suite comprising a tiled shower enclosure, low-level W.C., wash basin, and heated towel rail. A further cloakroom with W.C. and wash basin completes the first-floor accommodation.

The second-floor landing, with a window overlooking the rear garden, leads to three further double bedrooms, a large family bathroom, and an airing cupboard. Bedroom two is a particularly spacious room with dual front aspect windows and a range of built-in wardrobes. Bedroom three also enjoys a front aspect and includes a fitted wardrobe. Bedroom four, positioned to the rear, is a comfortable double room with views over the garden and access via a fitted ladder to a generous, partially boarded attic space, ideal for additional storage. The accommodation is completed by a well-appointed family bathroom fitted with a panelled bath, separate shower enclosure, W.C., wash basin, and heated towel rail.



## Outside

There is a driveway providing off-street parking for two/three vehicles and additional side access to the rear garden. The landscaped rear garden was designed to be low-maintenance and laid mainly to lawn with a variety of well stocked beds and borders, a patio area and shed.

## Services

Mains electric, water and drainage are connected. Gas fired central heating. In addition, the property benefits from front and rear solar panels for heating the hot water. Superfast broadband is available and mobile signal is good.

## Tenure – Freehold

**Property Type** – Detached

**Property Construction** – Brick with tiled roof

**Local Authority** – Uttlesford District Council

**Council Tax** – F

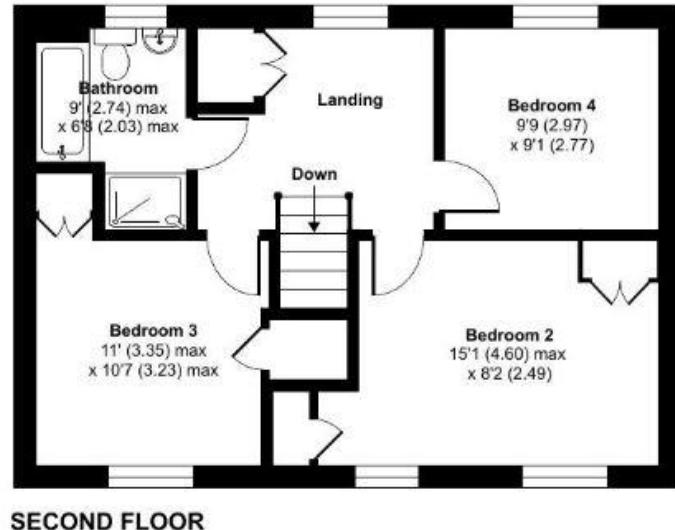
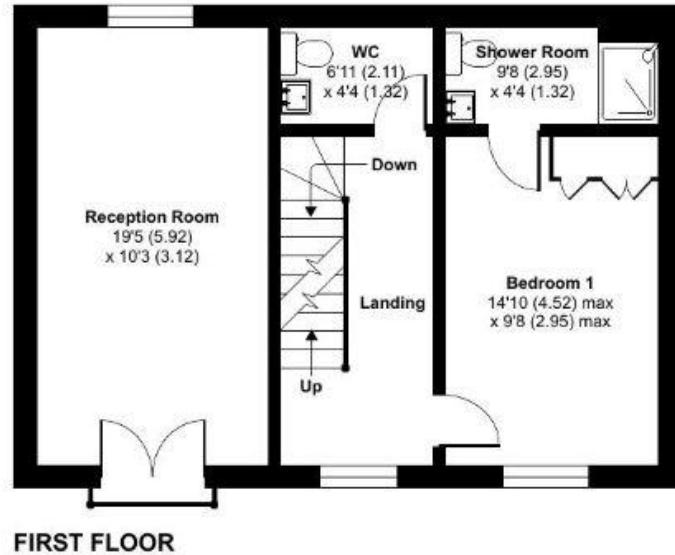
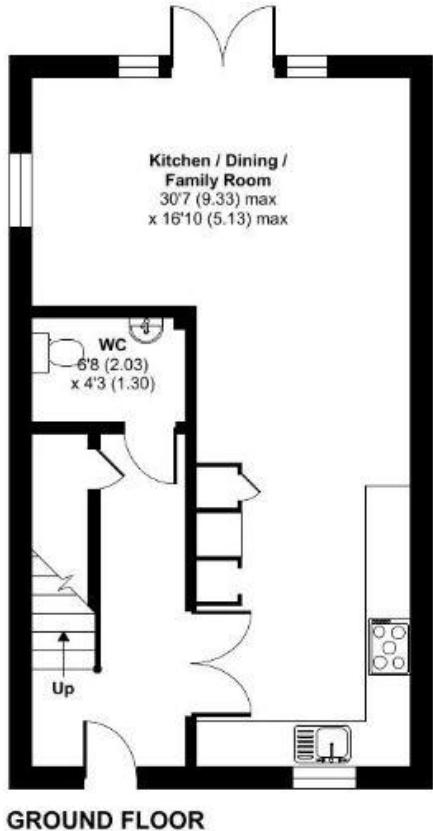
**Agents Note** -There is an annual service charge of £258 per annum



**Lancaster Lane, Saffron Walden, CB11**

Approximate Area = 1594 sq ft / 148 sq m

For identification only - Not to scale



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

51 High Street, Saffron Walden Essex, CB10 5AR  
info@arkwrightandco.co.uk  
www.arkwrightandco.co.uk



**ARKWRIGHT & CO**  
RESIDENTIAL & COMMERCIAL AGENTS