



12 Alpha Place, Saffron Walden
CB11 3DJ



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

12 Alpha Place

Saffron Walden | Essex | CB11 3DJ

Offers Over £350,000

- A well-presented two bedroom period home
- Accommodation arranged over three floors
- Grade II listed with period fireplaces and exposed timber flooring
- A cellar accessed via the dining room
- Set back from the road with convenient access to local amenities and transport links
- Offered with no upward chain

The Property

A versatile and characterful period home featuring two well-proportioned bedrooms arranged over the upper floors, complemented by a front garden and ideally located within walking distance of the town center.

The Setting

Nestled in the heart of the historic market town of Saffron Walden, Alpha Place is a charming, secluded enclave that perfectly balances the tranquility of a private cul-de-sac with the convenience of central living. This intimate residential pocket is characterized by its sympathetic architecture, often featuring modern comforts that blend seamlessly into the town's medieval and Georgian aesthetic. Residents enjoy immediate access to the vibrant High Street and the award-winning Market Square, while the lush, manicured expanses of Bridge End Garden and the historic ruins of Walden Castle are just a short stroll away. Known for its quiet, neighborly atmosphere, Alpha Place offers a premium slice of Essex life, where the convenience of boutique shops, independent cafes, and highly-regarded schools is matched only by the picturesque beauty of the surrounding timber-framed streetscapes.

The Accommodation

The ground floor accommodation is characterised by its open-plan feel and traditional charm, commencing with a front-facing lounge that features a striking period fireplace with a decorative surround and built-in cabinetry within the alcoves. This inviting reception space flows seamlessly into a central dining area, which boasts exposed timber flooring and provides access down to a practical basement level. The kitchen is situated to the rear of the property, offering a range of modern cabinetry with ample worktop space, space for appliances including an AGA, all set against a stylish tiled splashback.





The basement provides a versatile secondary space, currently utilized for storage and utility purposes.

The upper floors continue the theme of bright, well-proportioned living spaces, with the first floor comprising of a comfortable bedroom and a central family bathroom, fitted with a classic three-piece suite.

Ascending to the second floor, the accommodation is completed by a versatile loft room, currently utilised a second bedroom, which benefits from ample eaves storage.

Outside

The property is set back from the road with a mature front garden and established hedges, that offer a high degree of privacy and seclusion.



Services

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

Tenure – Freehold

Property Type – Mid terraced

Property Construction – Brick with tiled roof

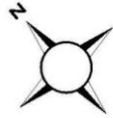
Local Authority – Uttlesford District Council

Council Tax – C

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.

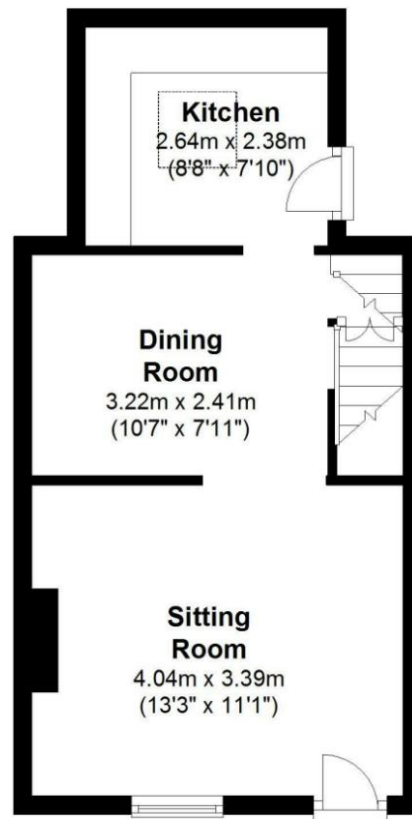
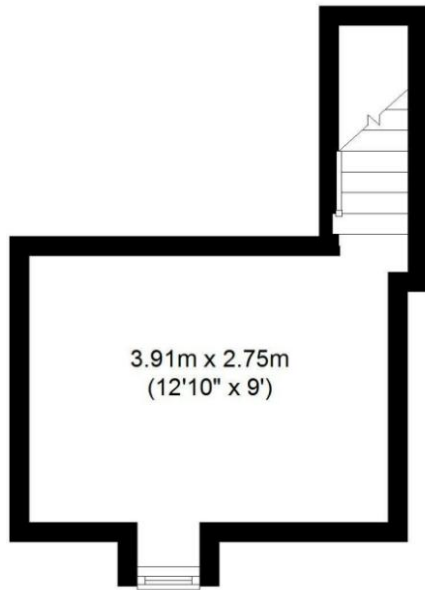


ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

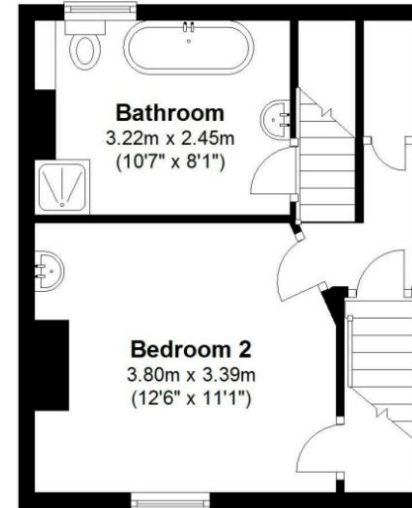


Ground Floor

Basement



First Floor



Second Floor



Approx gross internal floor area 86 sqm (925 sqm)

01799 668600

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



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS