



Icknield Rise, Great Chesterford Saffron Walden £450,000 **Freehold**



Key Features

2 1 B E

- Immaculately presented two bedroom town house
- Large kitchen/breakfast room
- Spacious living room with Juliette Balconies
- En-suite to main bedroom and family bathroom
- Utility Room and Downstairs Cloakroom

This beautifully presented two double bedroom townhouse is arranged over three spacious floors and offers immaculate, stylish living throughout. Flooded with natural light, the property provides a wonderful sense of space and modern comfort. The ground floor features a stunning kitchen/breakfast room overlooking the south-west facing rear garden - perfect for both everyday living and entertaining. A separate utility room and convenient cloakroom complete this level. On the first floor, you'll find a large, bright living room enhanced by two Juliette balconies, creating an airy and inviting space. Also on this floor is the second double bedroom and a sleek, contemporary family bathroom. Occupying the entire top floor, the impressive main bedroom suite offers a peaceful retreat, complete with a modern en-suite shower room, all presented to an exceptional standard.



Externally, the south-west facing rear garden enjoys both patio and lawn areas, ideal for relaxing or entertaining in the afternoon and evening sun. The property further benefits from two allocated parking spaces.

Located in a quiet cul-de-sac, this beautiful home is within easy reach of local amenities and just a short walk from the train station, offering excellent commuter links.

A superb home offering stylish, low-maintenance living in immaculate condition throughout. Early viewing is highly recommended.

Great Chesterford is arguably one of the most picturesque and popular villages in the area. It has its own pubs / restaurants, shop, medical centre, hotel, highly regarded primary school, railway station with trains to Cambridge and Liverpool Street and a recreation ground with an outstanding village hall. The fine old market town of Saffron Walden is 4 miles to the south, with the university city of Cambridge to the north and the M11 access point is within one mile.

ROOMS:

Hallway
Under-stair storage cupboard.

Kitchen/Diner

5.01m max x 4.55m max
14'11" max x 13'2" max

Utility Room

2.86m x 2.41m
9'5" x 7'11"

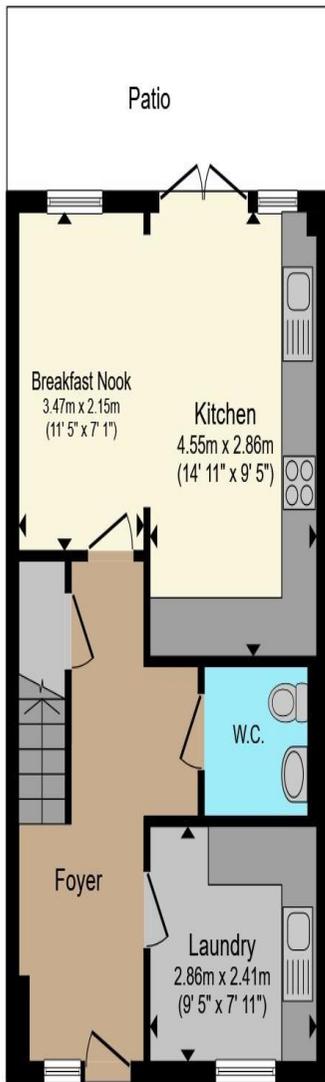
Cloakroom

First Floor Landing

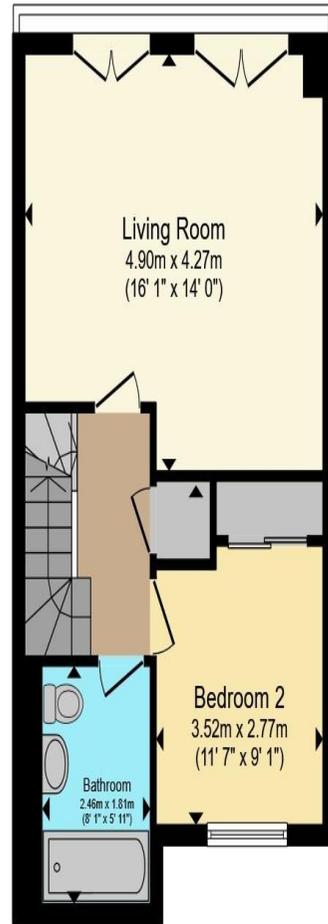
Living Room

4.90m max x 4.27m max
16'1" max x 14'0" max

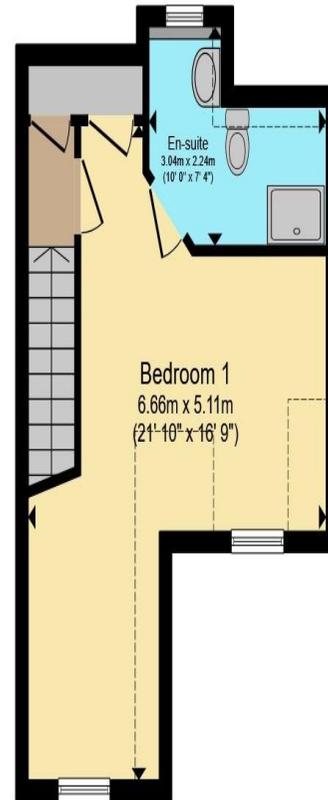




Ground Floor



First Floor



Second Floor

Total floor area 116.3 sq.m. (1,252 sq.ft.) approx

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Bedroom Two
3.52m max x 2.77m max
11'7" x 9'1"
Built in wardrobes.

Family bathroom

Second Floor Landing

Bedroom One
6.60m max x 5.11m max
21'10" max x 16'9" max

Ensuite

Garden
South-west facing garden with patio and lawn area.
Shed and side access to the front.

Front
Allocated parking for two cars.

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