



Sativus Close, Saffron Walden, CB10 2NS

CHEFFINS

Sativus Close

Saffron Walden,
CB10 2NS

Detached house
Open kitchen/diner
Four bedrooms
En suite and family bathroom
Private rear garden
Driveway and garage

A detached four-bedroom home located within a sought-after residential development, enjoying an attractive outlook over the adjacent green space. The property provides bright, well-proportioned living accommodation, along with ample off-street parking, a front garden and a private rear garden.

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Guide Price £570,000





LOCATION

Saffron Walden is an historic market town with a magnificent Parish Church, numerous period properties and a wide tree-lined High Street. An extensive range of shops, schools, social and sporting amenities are all accessible within the town and the Golf Course and Sports Centre lie on the town's outskirts. Road links to London and Cambridge (16 miles) are accessible at Junctions 8 and 9 of the M11. Train services to London (Liverpool Street - 57 mins) run from Audley End Station about 2 miles away.

GROUND FLOOR

ENTRANCE HALL

Entrance door with inset glass panel together with obscure glass window to the front aspect, staircase rising to the first floor with storage cupboards beneath, doors to adjoining rooms.

SITTING ROOM

Bay window to the front aspect.

CLOAKROOM

Comprising pedestal hand wash basin, low level WC.

KITCHEN/DINING ROOM

Fitted with a range of base and eye level units with worktop space over, stainless steel sink with mixer tap, four ring gas hob, electric double oven with overhead extractor, integrated appliances of fridge freezer, washing machine and dishwasher, French doors and window to the rear aspect.

FIRST FLOOR

LANDING

Access to loft space, doors to adjoining rooms and window to the side aspect.

BEDROOM 1

Window to the front aspect, door to:-

EN SUITE

Comprising ceramic hand wash basin, low level WC, shower unit.

BEDROOM 2

Window to the rear aspect.

BATHROOM

Comprising ceramic hand wash basin, low level WC, panelled bath with shower attachment.

BEDROOM 3

Window to the rear aspect.

BEDROOM 4

Window to the front aspect.

OUTSIDE

A paved path leads to the front door together with a front garden with a range of shrubs and hedges bordering. A side block-paved driveway offers off-street parking and garage access. The rear garden features a paved terrace area, perfect for al fresco entertaining with the remainder of the garden being predominately laid to lawn with timber fencing.

GARAGE

Fitted with an electric up and over door, power and lighting supply with eaves storage space.

VIEWINGS

By appointment through the Agents.







Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs (92 plus) A	94
(81-91) B	84
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Guide Price £570,000

Tenure - Freehold

Council Tax Band - F

Local Authority - Uttlesford

Approximate Gross Internal Area 1273 sq ft - 118 sq m (Excluding Garage)

Ground Floor Area 646 sq ft - 60 sq m

First Floor Area 627 sq ft - 58 sq m

Garage Area 233 sq ft - 22 sq m



[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.