



37 Hawkins Place, Saffron Walden
CB10 2GW



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37 Hawkins Place

Saffron Walden | Essex | CB10 2GW

Guide Price £625,000

- A beautifully finished four-bedroom family home featuring an open-plan kitchen/dining room with vaulted ceilings and a separate dedicated study
- A generously maintained landscaped rear garden featuring a lush level lawn and a generous paved patio, ideal for alfresco entertaining
- Generous principal bedroom boasting a contemporary en-suite shower room, complemented by a modern family bathroom and a vibrant ground-floor cloakroom
- A commanding elevated position with impressive views over the town. A private driveway leading to a substantial detached garage

The Property

This exceptionally well-presented four-bedroom family home features a principal en-suite and a contemporary family bathroom, complemented by a versatile ground-floor study. The property boasts a meticulously maintained rear garden with a sun-drenched patio and a substantial detached garage with private driveway parking.

The Setting

Nestled within a contemporary and peaceful development on the northeastern edge of Saffron Walden, 37 Hawkins Place offers a sophisticated lifestyle that merges modern convenience with the timeless appeal of this historic market town. A short, pleasant walk or a three-minute drive brings you into the heart of the town center, renowned for its stunning medieval architecture, the Common which is the town's oldest recreational space and an impressive selection of artisan bakeries and upscale eateries. The property is perfectly placed for families, with the prestigious Saffron Walden County High School and several "Outstanding" rated primary schools in the immediate vicinity, while the nearby Lord Butler Leisure Centre provides comprehensive fitness and swimming facilities. For the regional commuter, the location is highly strategic; Audley End Station is situated just 2.8 miles away, offering swift rail connections to London and Cambridge. Furthermore, the property benefits from easy access to the M11 corridor and is located approximately 14 miles from Stansted Airport, ensuring that whether you are traveling for work or leisure, you are exceptionally well-connected to the wider region.

The Accommodation

The ground floor of this beautifully presented home is defined by a bright and airy open-plan layout, flawlessly designed for both modern family life and sophisticated entertaining. Upon entering through a welcoming hallway with a striking navy-accented staircase, the residence opens into a generous dual aspect sitting room including a large bay window that floods the space with natural light. To the rear, the heart of the home is an impressive, high-specification kitchen and dining area; the kitchen is fitted with sleek white cabinetry, integrated Bosch appliances and water softener, while the





vaulted dining space—complete with twin Velux windows and sliding glass doors, seamlessly connects the interior to the landscaped garden. Practicality is equally considered, with a dedicated front-facing study providing an ideal home office, a separate utility room, and a vibrant, designer-wallpapered cloakroom.

The first floor continues the theme of light and contemporary elegance, offering four well-proportioned bedrooms arranged around a central landing. The principal bedroom is a particularly inviting retreat, featuring a decorative panelled feature wall and an array of natural light, further benefiting from a stylish en-suite shower. The three additional bedrooms are equally well-presented, each offering versatile space for family or guests, with the second and third bedrooms enjoying pleasant, elevated views over the surrounding area. Serving these rooms is a beautifully appointed family bathroom, comprising a white four-piece suite. The loft area is also boarded and offers extra storage space

Outside

Occupying a commanding elevated position, the property is set back behind a charming post-and-rail fence, with stone steps leading to the front entrance. To the side, a private driveway provides convenient off-road parking and leads to a substantial detached garage, offering excellent storage or workshop potential. The rear of the home reveals a



meticulously maintained garden, designed as a private oasis for outdoor relaxation and alfresco dining; a generous paved patio area gives way to a lush level lawn, bordered by vibrant herbaceous beds.

Services

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

Tenure – Freehold

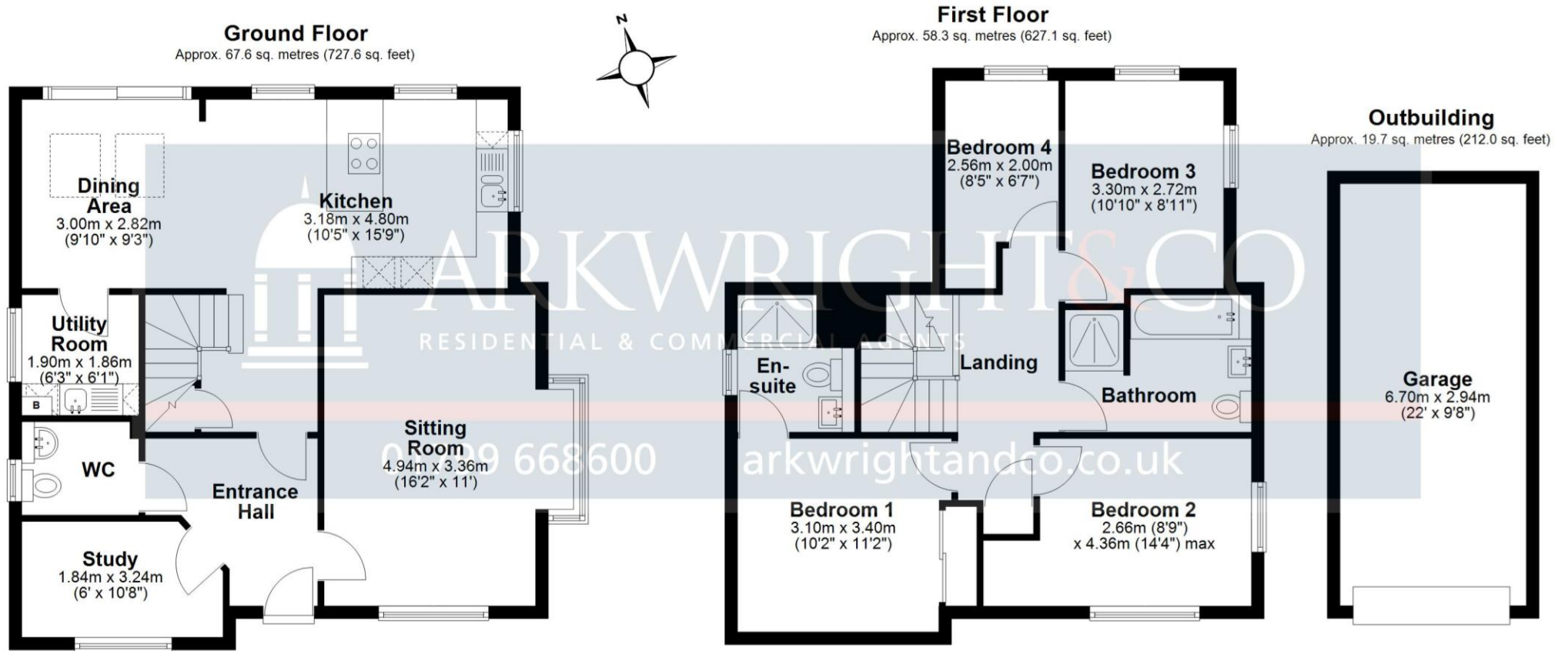
Property Type – Detached

Property Construction – Brick with tiled roof

Local Authority – Uttlesford District Council

Council Tax– F





Total area: approx. 145.6 sq. metres (1566.7 sq. feet)

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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