



The Hops Thaxted Road, Saffron Walden £575,000 **Freehold**



Key Features



- BRAND NEW
- DETACHED HOME
- AIR SOURCE HEAT PUMP
- UNDERFLOOR HEATING DOWNSTAIRS
- WALKING DISTANCE TO TOWN CENTRE

Plot 3 - The Hops. This superb brand new 3 bedroom detached home has been built to a high specification with the developer having a keen eye for detail.

The Entrance hall has the stairs to the first floor, a door to the cloakroom, doors to the sitting room and further door to the:

Kitchen - A modern bright kitchen with built-in appliances to include Double oven, hob, extractor fan, fridge freezer and dishwasher.

Sitting Room: Bi-fold doors to the rear garden and door to:

Utility Room: A range of built in units and external door to the side - perfect for muddy boots or paws!!



Upstairs there are three bedrooms with an ensuite to bedroom 1 and a family bathroom.

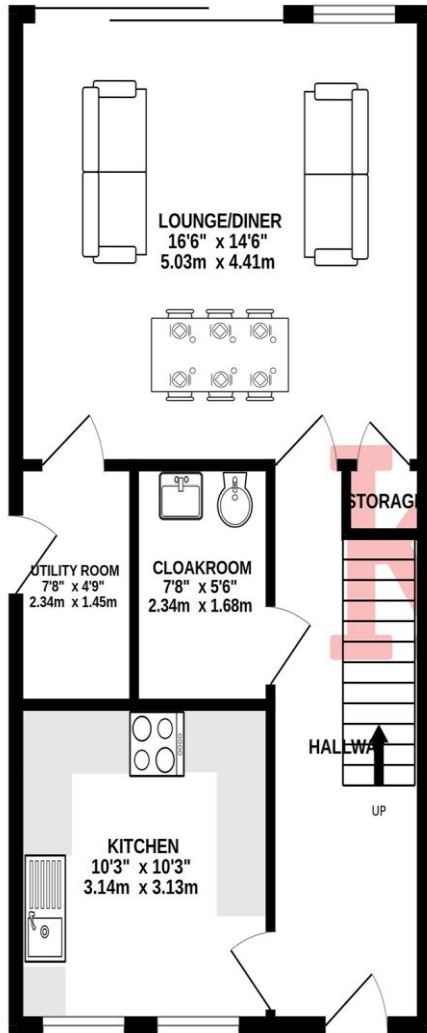
Outside: To the front is a lawned area, two parking spaces with all the wiring in place to install an EV charger. To the rear is a patio area with storage shed and steps lead to a lawn area.

Located in the vibrant town of Saffron Walden, which is rich in heritage and the jewel in the crown of North West Essex. Situated just off the M11 and only 16.5 miles from Cambridge and 14 miles from London Stansted Airport, it offers an ideal location for commuting to Cambridge or London, and for business or holiday flights.

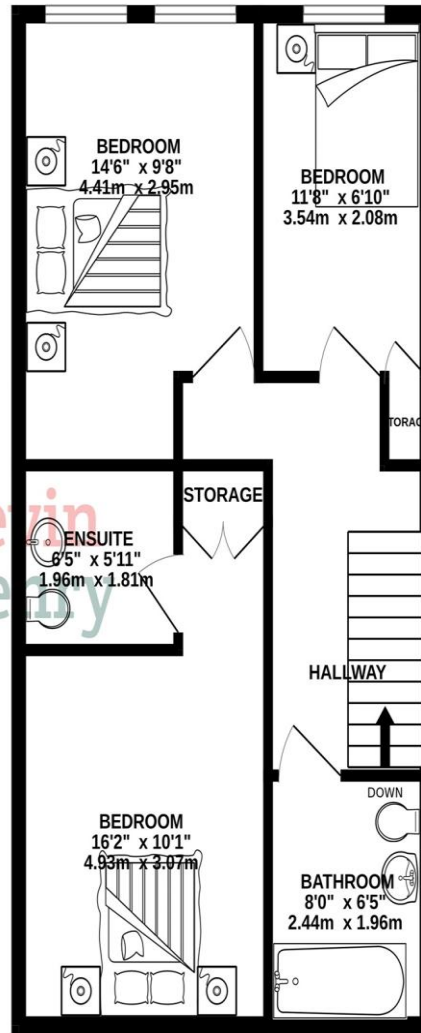
Ideally situated within walking distance from the picturesque medieval centre Audley End Railway Station to the South West of the town offers rail destinations including London Liverpool Street, Cambridge, Peterborough and Birmingham New Street. The town is also well served by buses, to the station, Cambridge and elsewhere. There are several local schools, generally with very favourable Ofsted ratings. The nearest includes St Mary's Primary in Castle Street, while R A Butler Infants and Junior and St Thomas More Catholic Primary are not far away in South Road. Saffron Walden has a community hospital providing many services, while the main NHS Hospital is Addenbrooke's in Cambridge.



GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 1070 sq.ft. (99.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Shoppers are spoilt for choice here, with a Waitrose in the centre, a large Tesco on the outskirts, and an open market on Tuesdays and Saturdays. Held since 1141, the market won the 'Best Small Outdoor Market' award in 2018, and is especially popular for its Saturday food stalls. A healthy mix of shops and branches of national retailers meets virtually every need. When it is time for a break, there are a tempting choice of eateries, and pleasant small gardens in which to relax. The town also boasts an independent, award winning cinema showing mainstream and art house films, a museum and art galleries. The main sports facility in Saffron Walden is the Lord Butler Fitness and Leisure Centre, with its two swimming pools, squash and tennis courts, health suite, gym and creche.

To view this property call Kevin Henry on:
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