



Debden Green, CB11 3LX

**CHEFFINS**

Debden Green,  
CB11 3LX

- Characterful modern home
- Stunning kitchen with quartz worktops and integrated appliances
- Four double bedrooms
- Bathroom and two en suites
- Large driveway and double garage
- Impressive landscaped garden featuring a swimming pool and a brick-built pergola with an open fireplace

A stunning contemporary home, discreetly positioned on a charming no-through road, offering exceptional craftsmanship and a high-specification finish throughout. Outside, the property boasts a generous driveway, a double garage, and a beautifully designed rear garden, perfect for alfresco entertaining. Features include a porcelain patio, a swimming pool, and a brick-built pergola with an open fireplace, creating an impressive outdoor living space.

4 4 4

**Guide Price £1,200,000**





## LOCATION

Debden Green is surrounded by open countryside and is close to the much sought-after and highly regarded village of Debden which offers an excellent primary school, village shop and post office, pub, recreational ground with tennis courts and a fine church. The historic town of Thaxted is just 2.5 miles away offering an array of shops and eateries. The main market town of Saffron Walden is located 6 miles away providing excellent shopping, schooling and recreational facilities. Mainline railway stations can be accessed via Elsenham and Newport (both approximately 5 miles) and Audley End (approximately 7 miles) providing a frequent service to London's Liverpool Street, via Tottenham Hale and northbound to Cambridge and Ely. The M11 is accessed at either Bishop's Stortford (junction 8) or Stump Cross (junction 9).

## GROUND FLOOR

### ENTRANCE HALL

Entrance door, staircase rising to the first floor with understair storage cupboard and doors to adjoining rooms.

### KITCHEN/DINING ROOM

Windows to the side and rear aspects and French doors to the side providing access to the garden. The kitchen is fitted with base and eye level units with a Franke sink, a central island with breakfast bar, induction hob and base units, Bosch double oven, full height fridge, separate fridge freezer and dishwasher.

### UTILITY ROOM

Fitted the base and eye level units, stainless steel sink, space and plumbing for washing machine, window to the side aspect and part-glazed door to the outside space.

### OFFICE

Windows to the front and side aspects.

### LIVING ROOM

Windows to the rear aspect and glazed French doors opening to the garden.

### SHOWER ROOM

Comprising pedestal wash basin, low level WC, shower with dual head, heated towel rail and obscure glazed window to the side aspect.

### SITTING ROOM

Bay window to the front aspect and window to the side aspect.

## FIRST FLOOR

### LANDING

Doors to adjoining rooms and storage cupboards and obscure glazed window to the side aspect.

### PRIMARY BEDROOM

Window to the rear aspect, bespoke fitted wardrobes and drawers and door to:

### EN SUITE

Comprising ceramic wash basin with vanity cupboard beneath, low level WC, shower enclosure with dual head and heated towel rail.

### BEDROOM

Window to the front aspect, fitted vanity unit and built-in drawers.

### BEDROOM

Window to the front aspect.

### BEDROOM

Window to the rear aspect and door to:

### EN SUITE

Comprising ceramic wash basin with vanity unit beneath, low level WC, shower enclosure with dual head and heated towel rail.

### BATHROOM

Comprising pedestal wash basin, roll-top bath, low level WC, heated towel rail and Velux window providing a good degree of natural light.

## OUTSIDE

To the front of the property is a large gravelled driveway providing off-street parking for numerous vehicles and access to the detached double garage and EV charging point. There is a raised slate bed to the front with mature hedging. The rear garden has a porcelain paved terrace, perfect for al fresco entertaining. The rest of the garden is laid to lawn with a porcelain paved pathway leading to the swimming pool which is heated by air source heat pump, has an electric retractable cover. Adjoining the pool is a brick-built pergola with a feature open fireplace, power and lighting connected. To the rear is a store room and plant room for the swimming pool.

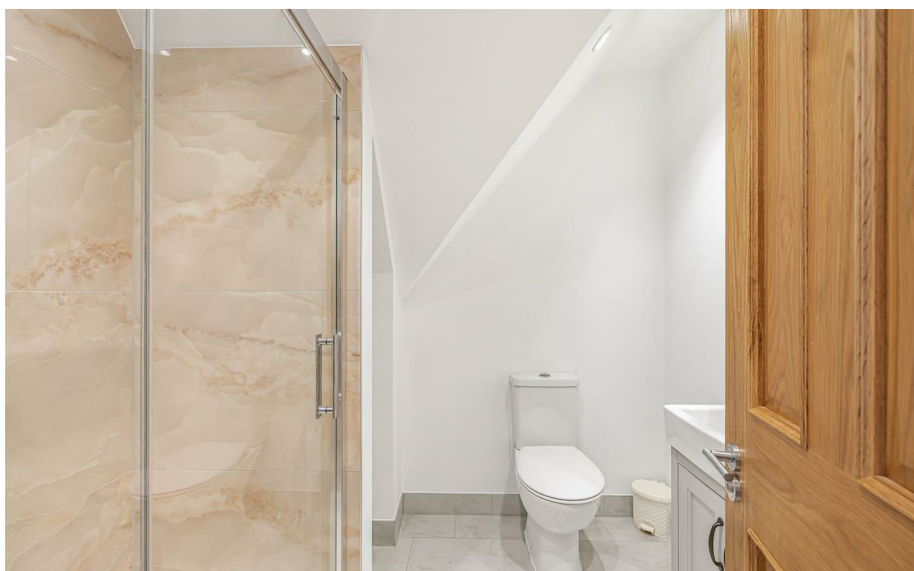
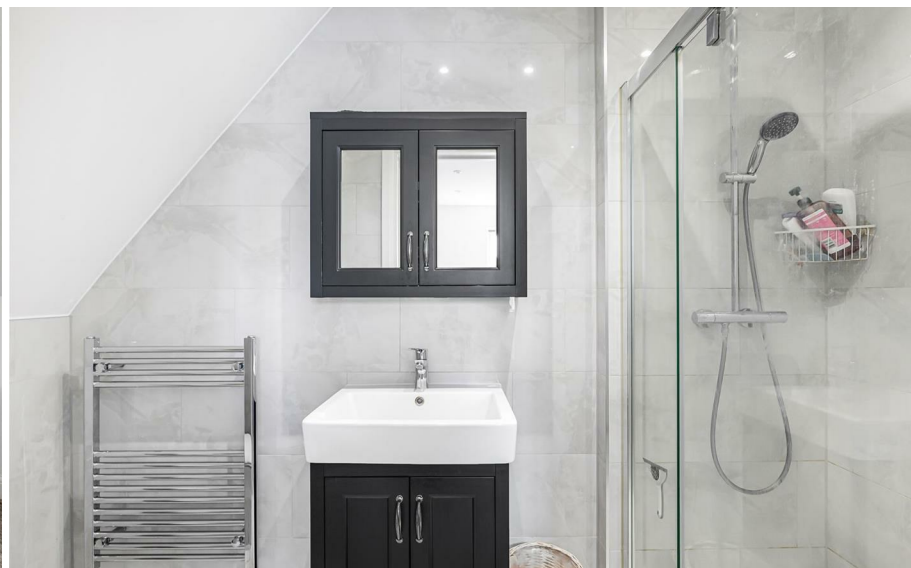
## DETACHED DOUBLE GARAGE

Electric up and over doors for vehicular access. One bay is full length with power and lighting connected; the second is 2/3rd length with an external part-glazed door. The rear third has a separate workshop space with an obscure glazed external door to the rear.

## VIEWINGS

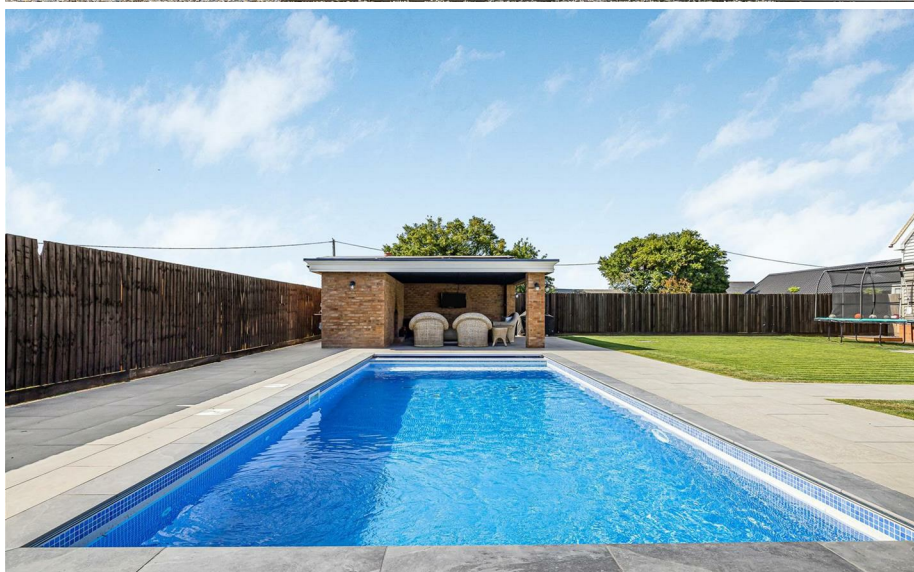
By appointment through the Agents.











| Energy Efficiency Rating                    |                                                                                                           |           |
|---------------------------------------------|-----------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                   | Potential |
| Very energy efficient - lower running costs |                                                                                                           |           |
| (92 plus) <b>A</b>                          |                                                                                                           | <b>99</b> |
| (81-91) <b>B</b>                            | <b>86</b>                                                                                                 |           |
| (69-80) <b>C</b>                            |                                                                                                           |           |
| (55-68) <b>D</b>                            |                                                                                                           |           |
| (39-54) <b>E</b>                            |                                                                                                           |           |
| (21-38) <b>F</b>                            |                                                                                                           |           |
| (1-20) <b>G</b>                             |                                                                                                           |           |
| Not energy efficient - higher running costs |                                                                                                           |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

Guide Price £1,200,000

Tenure – Freehold

Council Tax Band – G

Local Authority – Uttlesford





**Approximate Gross Internal Area 2550 sq ft - 237 sq m**

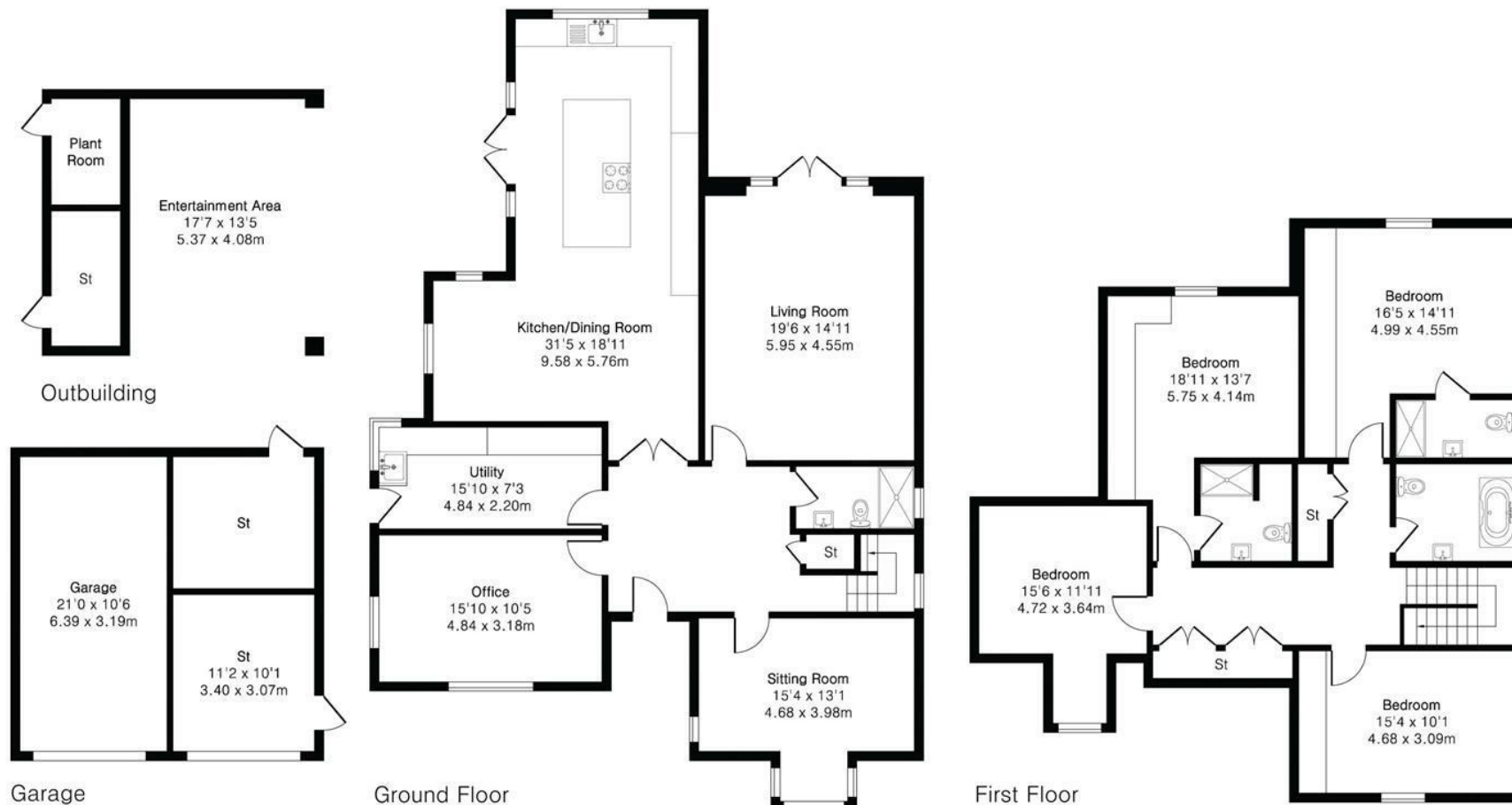
**(Excluding Garage & Outbuilding)**

Ground Floor Area 1453 sq ft – 135 sq m

First Floor Area 1097 sq ft – 102 sq m

Garage Area 440 sq ft – 41 sq m

Outbuilding Area 330 sq ft – 31 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>.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | [cheffins.co.uk](http://cheffins.co.uk)

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.

