



Hawkins Place, Saffron Walden £350,000 Offers Over **Freehold**



# Key Features

2 1 B C

- Immaculately presented
- Two double bedroom
- Modern kitchen/diner
- Spacious living room with storage
- Contemporary family bathroom

This gorgeous home is beautifully presented throughout and offers the perfect opportunity for first-time buyers or those looking to downsize. With a wonderful sense of light and space from the moment you step inside, the property has been thoughtfully maintained and is ready to move straight into. The ground floor features a bright and generously sized sitting room, along with a modern kitchen/diner complete with fitted appliances - ideal for both everyday living and entertaining. A separate utility area and convenient downstairs cloakroom complete the accommodation on this level. Upstairs, there are two spacious double bedrooms. The principal bedroom benefits from built-in wardrobes, while the second bedroom offers a large built-in cupboard for additional storage. A contemporary family bathroom serves both rooms. Externally, the property boasts a lovely rear garden with a lawn and patio area, perfect for relaxing or entertaining. To the front, there are two allocated parking spaces.



Built just eight years ago, the home benefits from the remaining two years of the NHBC guarantee and is located on a quiet, popular development close to the town centre, offering both peace and convenience.

Saffron Walden is a fine old market town with a good range of shopping, schooling and recreational facilities, including the renowned Saffron Hall, which is situated at the County High School. The town also boasts an independent, award-winning cinema showing mainstream and art house films, a museum and art galleries. There are several sports facilities, including The Lord Butler Fitness and Leisure Centre, with its two swimming pools, squash and tennis courts, health suite, gym and creche. Audley End mainline station (with fast trains to Liverpool Street and Cambridge) is just two miles distance and the M11 access point at Stump Cross 4 miles.

Door to:  
Entrance Hall

Lounge  
4.00m x 2.60m  
13'1" x 8'6"  
Large under stair storage cupboard.

Kitchen/Diner  
4.20m x 3.30m  
13'9" x 10'10"

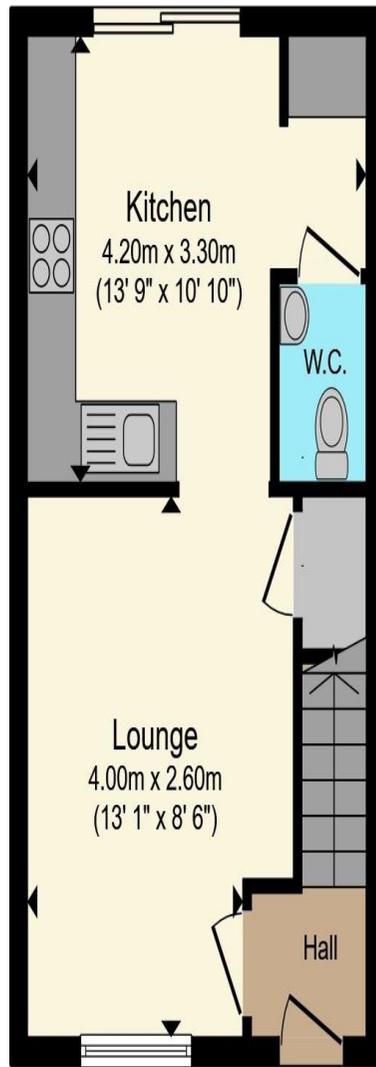
Utility Room

Downstairs Cloakroom

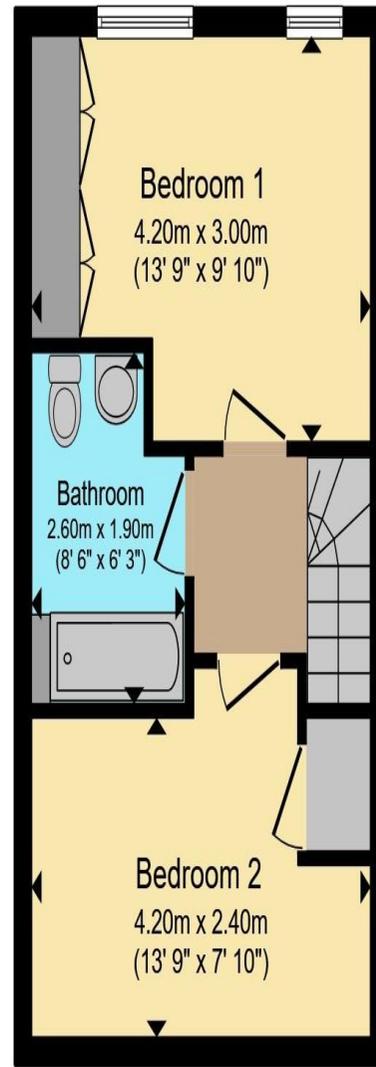
Landing

Bedroom One  
4.20m max x 3.00m max  
13'9" max x 9'10" max





**Ground Floor**



**First Floor**

Total floor area 62.2 sq.m. (669 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



With built in wardrobes.

Bedroom Two  
3.80m max x 3.20m max  
12'6" max x 11'2" max  
Large built in cupboard.

Bathroom  
Garden  
Rear garden with patio and lawn plus rear access.

Front  
Two allocated parking spaces.

To view this property call Kevin Henry on:  
01799 513632

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