

Iceni Close, Great Chesterford, CB10 1FS

CHEFFINS

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Iceni Close

Great Chesterford,
CB10 1FS

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Guide Price £800,000



- Recently constructed detached home
- Beautifully presented accommodation throughout
- Approx. 2,195 sqft
- South-west facing garden
- Garage & driveway
- Well-served village

An attractive, newly constructed, 4/5 bedroom detached house, well-placed for commuters to London and Cambridge. The property has been enhanced by the current owner to provide stylish and beautifully appointed accommodation throughout.









LOCATION

Great Chesterford is one of the area's most sought after villages with its outstanding range of local amenities including a store, fine church, primary school, hotel/restaurant, 2 inns and its own mainline railway station with a commuter service to Cambridge and London Liverpool Street. The market town of Saffron Walden is situated about 4 miles to the south and the university city of Cambridge about 11 miles to the north. The nearest M11 motorway access point is less than 1 mile away at Stump Cross and for the international commuter Stansted Airport is located just off Junction 8 on the M11 motorway close to Bishop's Stortford.

GROUND FLOOR

ENTRANCE HALL
Entrance door, staircase rising to the first floor with storage cupboards beneath and views through the kitchen/dining room towards the garden.

SITTING ROOM
An attractive and well-proportioned room with bay window with fitted shutters and window seat with storage beneath.

CLOAKROOM
A spacious cloakroom with WC with hidden cistern, wash basin and part-panelled walls.

KITCHEN/DINING/LIVING ROOM
An incredible open plan, contemporary living space flooded with naural light via double glazed bi-folding doors which create a seemless flow to the adjoining terrace. Two further double glazed windows with fitted shutters to two aspects. The kitchen comprises a range of base and eye level units with quartz worktop, downdraft hob, oven and microwave, integrated fridge freezer, dishwasher and twin bowl sink unit. Door to:

UTILITY ROOM
Fitted with a matching range of base and eye level units with worktop space over and sink unit, space for washing machine and double glazed door providing access to the side path and outdoor space.

FIRST FLOOR

LANDING
A large built-in airing cupboard providing ample storage space, doors to adjoining rooms.

BEDROOM 1
A dual aspect room with double glazed windows with fitted shutters to the front and side aspects. The room has been enhanced from the original specification with fitted wardrobe space, drawers and media shelf. Door to:

EN SUITE
Comprising large shower enclosure, wash basin, low level WC with hidden cistern, heated towel rail and obscure double glazed window.

BEDROOM 2
Double glazed window with fitted shutters to the front aspect.

BEDROOM 3
Double glazed window with fitted shutters to the rear aspect and enhanced with bedroom furniture including wardorbes, work space, storage and media shelf.

BEDROOM 4
Double glazed window with fitted shutters to the rear aspect.

STUDY/BEDROOM 5
Double glazed window with fitted shutters to the front aspect. Enhanced with a dressing table, cubpoard and drawers.

BATHROOM
Comprising panelled bath, separate shower enclosure, wash basin, WC with hidden cistern, heated towel rail and obscure double glazed window.

INTEGRAL GARAGE
The oversized garage is accessed via an up and over door, with an EV charging point, power and lighting connected. Providing an opportunity for storage or workshop space.

OUTSIDE
The property forms part of a newly constructed and attractive development. To the front of the property is a block paved driveway providing off-street parking for two vehicles, in turn leading to the garage, with a paved path and timber gate leading to the west-facing rear garden. Adjoining the rear of the property is a paved terrace with an adjoining lawn and well-stocked flower and shrub borders providing a wash of colour in the summer.

AGENT'S NOTE
There is an annual estate management charge of £471.68.

VIEWINGS
By appointment through the Agents.















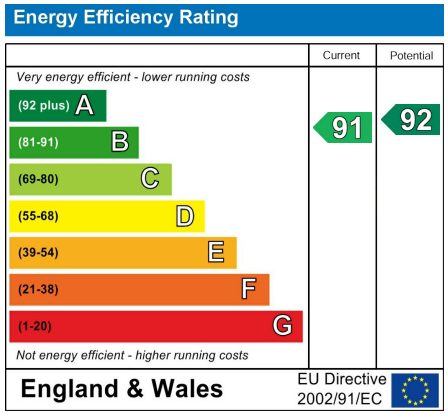









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Tenure - Freehold
Council Tax Band - G
Local Authority - Uttlesford









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Approximate gross internal area 204.0 sq m / 2195.83 sq ft
(Including Garage)
Garage area 37.49 sq m / 403.53 sq ft

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.

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