



Maurice Close, Wimbish, CB10 2XX



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CB10 2XX

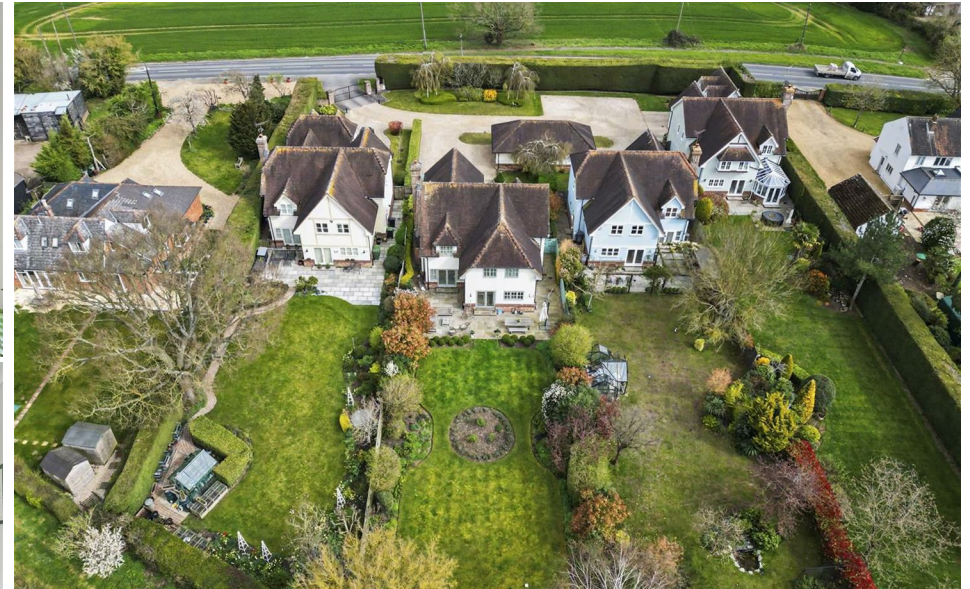
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Guide Price £1,000,000

- Large detached house
- Small gated development
- Handmade kitchen
- Versatile accommodation
- Landscaped garden
- Five bedrooms

A substantial five bedroom detached house forming part of a small gated development of similar style properties enjoying beautifully appointed accommodation together with landscaped gardens and a double garage.





LOCATION

The popular village of Wimbish is about 3 miles from the market town of Saffron Walden where there is an excellent range of shopping, schooling and recreational facilities and about 3 miles from the historic town of Thaxted. Audley End mainline station with trains to London Liverpool street is approximately 5 miles distant and Newport station is 3 miles distant, the M11 access point at Bishop's Stortford (junction 8) and Stansted Airport are 13 miles distant. Within walking distance there is a convenience store and less than a mile is a cafe and garden centre.

GROUND FLOOR**ENTRANCE HALL**

A welcoming and spacious entrance hall with an oak staircase rising to the first floor together with engineered oak flooring and solid oak doors to adjoining rooms.

SITTING ROOM

A dual aspect room with a pair of windows to the side aspect together with a pair of doors with adjoining full-height glazed panels providing a good degree of natural light and views onto the terrace and garden beyond. A contemporary fireplace with an inset log burning stove.

KITCHEN/BREAKFAST ROOM

A spacious room providing contemporary modern living. The kitchen is fitted with a range of handmade units with quartz worktop and a matching central island, twin bowl ceramic sink unit, space for range cooker, integrated appliances of full-height fridge and freezer, dishwasher together with a natural stone floor, window to the rear aspect overlooking the garden along with a pair of glazed doors providing access and views onto the terrace and garden beyond.

UTILITY ROOM

Fitted with a matching range of base and eye level units with quartz worktop, ceramic sink unit and space for a washing machine and tumble dryer, glazed door with adjoining window providing access to the outside space.

DINING ROOM

A multi-purpose room, dependent upon needs, with a large window to the front aspect.

STUDY

A box bay window to the front aspect and currently used as a games room, again another versatile multi-purpose room.

CLOAKROOM

Comprising WC with a hidden cistern, vanity wash basin and obscure glazed window.

FIRST FLOOR**LANDING**

A vast landing with window to the front aspect, solid oak doors to adjoining rooms and built-in linen cupboard.

BEDROOM 1

A dual aspect room with windows to the front and side aspects, a dressing area with built-in wardrobes, door to:-

ENSUITE

Comprising a large shower enclosure, wash basin, low level WC and obscure window to the side aspect.

BEDROOM 2

Window to the rear aspect with views of the garden and built-in wardrobe.

EN SUITE

Comprising shower enclosure, vanity wash basin and low level WC.

BEDROOM 3

Window to the rear aspect overlooking the garden.

BEDROOM 4

Window to the rear aspect with views of the garden and built-in wardrobe.

BEDROOM 5

Window to the front aspect.

BATHROOM

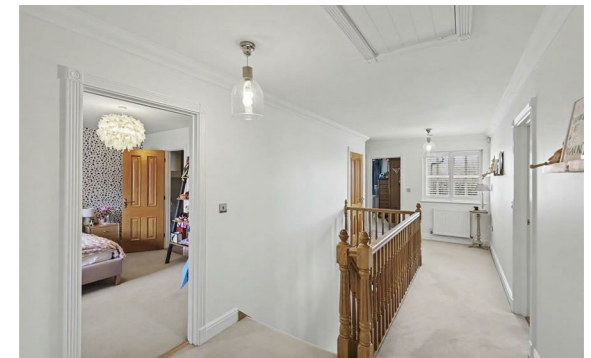
Comprising a large shower enclosure, panel bath, vanity wash basin, WC with hidden cistern and obscure window.

OUTSIDE

The property forms part of a small gated development of similar style properties and is accessed via a pair of electric operated wrought iron gates in turn leading to a gravel driveway with extensive parking in front of the property and also providing access to the double garage. A natural stone path leads to the front door with lawned garden to either side. To the rear of the property is a natural stone paved terrace which is ideal for outdoor entertaining in turn leading to the generous garden which is mainly laid to lawn with well stocked flower and shrub beds, trees, mature hedging and also enjoying an attractive backdrop.

DOUBLE GARAGE

Fitted with a pair of up and over doors, power and lighting connected together with eaves storage space.





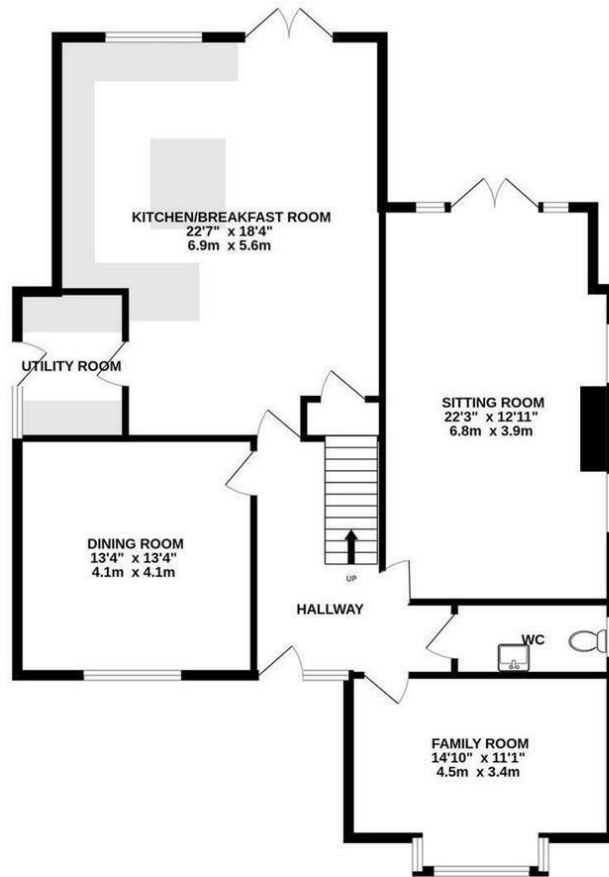
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



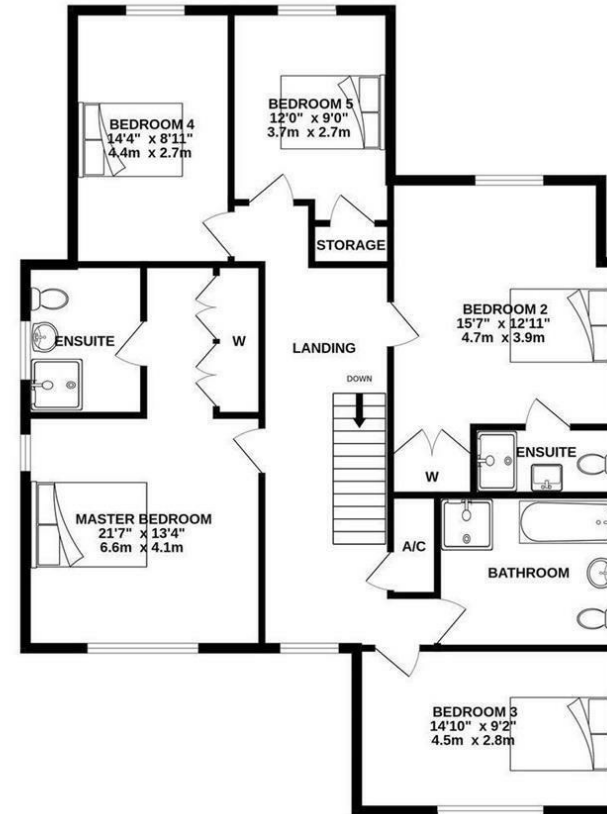
Guide Price £1,000,000
 Tenure - Freehold
 Council Tax Band - G
 Local Authority - Uttlesford



GROUND FLOOR
1238 sq.ft. (115.0 sq.m.) approx.



1ST FLOOR
1184 sq.ft. (110.0 sq.m.) approx.



TOTAL FLOOR AREA : 2422sq.ft. (225.0 sq.m.) approx.

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.

