



St. Johns Close, Saffron Walden £750,000 **Freehold**

KH
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Key Features



- Four bedroom detached house
- Two reception rooms plus conservatory
- Downstairs shower room and family bathroom
- Good size rear garden
- Solar Panels

This well-presented four-bedroom detached family home offers generous and versatile living accommodation, perfectly suited to modern family life. Located in a lovely, quiet cul-de-sac, the property enjoys a peaceful setting while remaining conveniently close to local amenities, schools, and the town centre.

A welcoming entrance hallway sets the tone for the home, providing access to the main living spaces. The spacious lounge/diner is ideal for family gatherings and entertaining, featuring a wood-burning stove that creates a cosy focal point during the cooler months. An additional reception room offers excellent flexibility and can be used as a playroom, home office, study, or even a ground-floor bedroom, adapting easily as family needs change over time.

To the rear of the property, a large conservatory with underfloor heating provides a bright and comfortable year-round living space, perfect for family relaxation or children's play while enjoying views over the garden. The well-equipped kitchen/breakfast room offers plenty of storage and worktop space, making it ideal for busy family life, and is further enhanced by a separate utility room and a convenient ground-floor shower room.

Upstairs, the property continues to impress with four well-



proportioned double bedrooms, providing ample space for a growing family or visiting guests. The family bathroom serves the first floor, while the landing benefits from an airing cupboard and access to a mainly boarded loft, offering valuable additional storage. Externally, the home features a good-sized rear garden, ideal for children and outdoor entertaining, with a lawn and patio area, a shed, and side access to the front. To the front, driveway parking adds to the convenience of this attractive family home whilst another benefit is the addition of solar panels.

With its excellent living space, adaptable layout, and family-friendly location, this property offers a wonderful opportunity for families looking for a comfortable and practical home in a quiet yet well-connected setting. 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.

Porch

Hallway
Storage cupboard.

Lounge/Diner
7.35m max x 4.30m max
24'1" max x 14'1" max

Kitchen
3.90m x 3.50m
12'10" x 11'6"

Reception Room
3.80m x 2.60m
12'6" x 8'6"

Conservatory

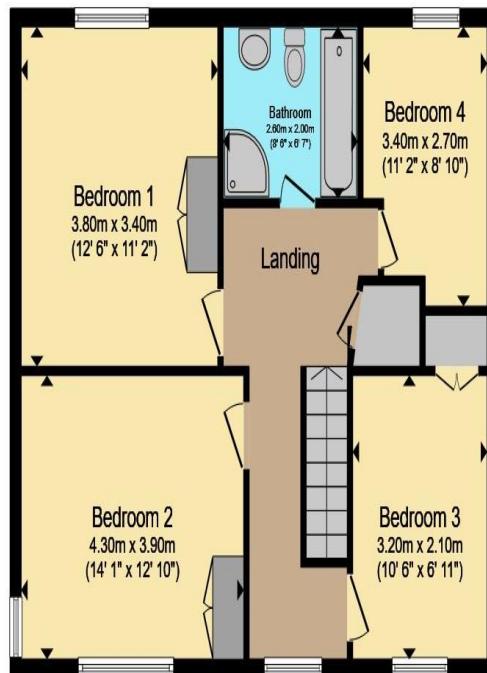




Ground Floor

Total floor area 158.0 sq.m. (1,701 sq.ft.) approx

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First Floor

6.00m x 2.80m
19'8" x 9'2"

Utility Room
3.10m x 2.60m
10'2" x 8'6"

Shower Room

Landing
Access to airing cupboard and loft which is mainly boarded and fully insulated.

Bedroom One
3.80m x 3.40m
12'6" x 11'2"
Built in wardrobe.

Bedroom Two
4.30m x 3.90m
14'1" x 12'10"
Built in wardrobe.

Bedroom Three
3.20m x 2.10m
10'6" x 6'11"

Bedroom Four
3.40m max x 2.70m max
11'2" max x 8'10" max

Bathroom
Garden
Private, enclosed good size rear garden with patio and lawn area. Shed and side access to front.

Front
Lawn to front and driveway parking.

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