



30 St. Nicholas Field, Berden
CM23 1AX



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

30 St. Nicholas Field

Berden | Bishops Stortford | CM23 1AX

Guide Price £750,000

- Beautifully extended four-bedroom family home
- Modern en suite to the principal bedroom
- Stylishly refitted contemporary kitchen
- Ample driveway parking and double garage
- Four well-proportioned bedrooms
- Private, enclosed rear garden

The Property

A beautifully extended and fully refurbished four-bedroom residence, set within a highly sought-after location, offering exceptionally bright and stylishly presented living space, ample off-street parking, a double garage, and a private rear garden.

The setting

Occupying a delightfully peaceful position within the highly sought-after and picturesque village of Berden, 30 St. Nicholas Field offers an enviable rural lifestyle surrounded by rolling countryside while remaining exceptionally well-connected. The village itself enjoys a vibrant community spirit, a historic parish church, and a vast network of scenic footpaths, with the adjacent village of Clavering providing convenient day-to-day amenities including a primary school, village store, post office, and popular public houses. For a broader array of boutique shopping, dining, supermarkets and outstanding secondary education, such as Bishop's Stortford College and Saffron Walden County High School, the thriving market towns of Bishop's Stortford and Saffron Walden are easily accessible. Perfectly situated for the commuter, main line railway connections to London and Cambridge can be found at nearby Newport station, while the M11 and London Stansted Airport are both conveniently located within a 15-to-20-minute drive.

The Accommodation

The ground floor accommodation opens via an inviting entrance hall with understairs storage and stairs rising to the first floor, leading through to a cloakroom, a private study, and a practical utility room fitted with units, worktops, and external access, alongside a light-filled dual-aspect living room centered around an attractive brick open fireplace with French doors opening directly to the grounds, all complemented by a beautifully appointed kitchen diner featuring





premium Minerva worktops, integrated Smeg appliances, a breakfast bar, and an adjoining dining space illuminated by a roof lantern and further French doors to the rear garden.

The first-floor accommodation is arranged around a central landing, providing access to four well-proportioned bedrooms and a modern family bathroom. The principal bedroom offers a restful sanctuary complete with built-in mirrored wardrobes and a sleek, contemporary en-suite shower room featuring a large walk-in glass enclosure. Three additional light-filled bedrooms, each featuring broad windows that flood the space with natural daylight, provide excellent flexibility for family living, guest space, or a home workspace. Serving the remaining bedrooms is a stylishly appointed family bathroom, fully tiled with a modern white suite and integrated bath. Useful built-in storage cupboards off the landing further enhance the practical layout of this upper level.

Outside

Approached via a generous gravel driveway providing off-road parking for multiple vehicles alongside a detached double garage, the property sits tucked back with attractive mature borders and a side pathway leading to the main entrance. A wrought-iron gate within a charming brick wall opens into a private, fully enclosed rear garden, which is predominantly laid to lawn and framed by established hedging, mature silver birch trees, and vibrant flower beds.

Designed for outdoor entertaining, the space features a striking timber pergola over a decked dining area, complemented by paved and gravelled pathways connecting the house to a garden shed and additional seating spots.

Services

Mains electric, water and drainage are connected, Oil Fired heating. Ultrafast broadband is available and mobile signal is likely.

Tenure – Freehold

Property Type – Detached

Property Construction – Brick and Tile

Local Authority – Uttlesford District Council

Council Tax – F

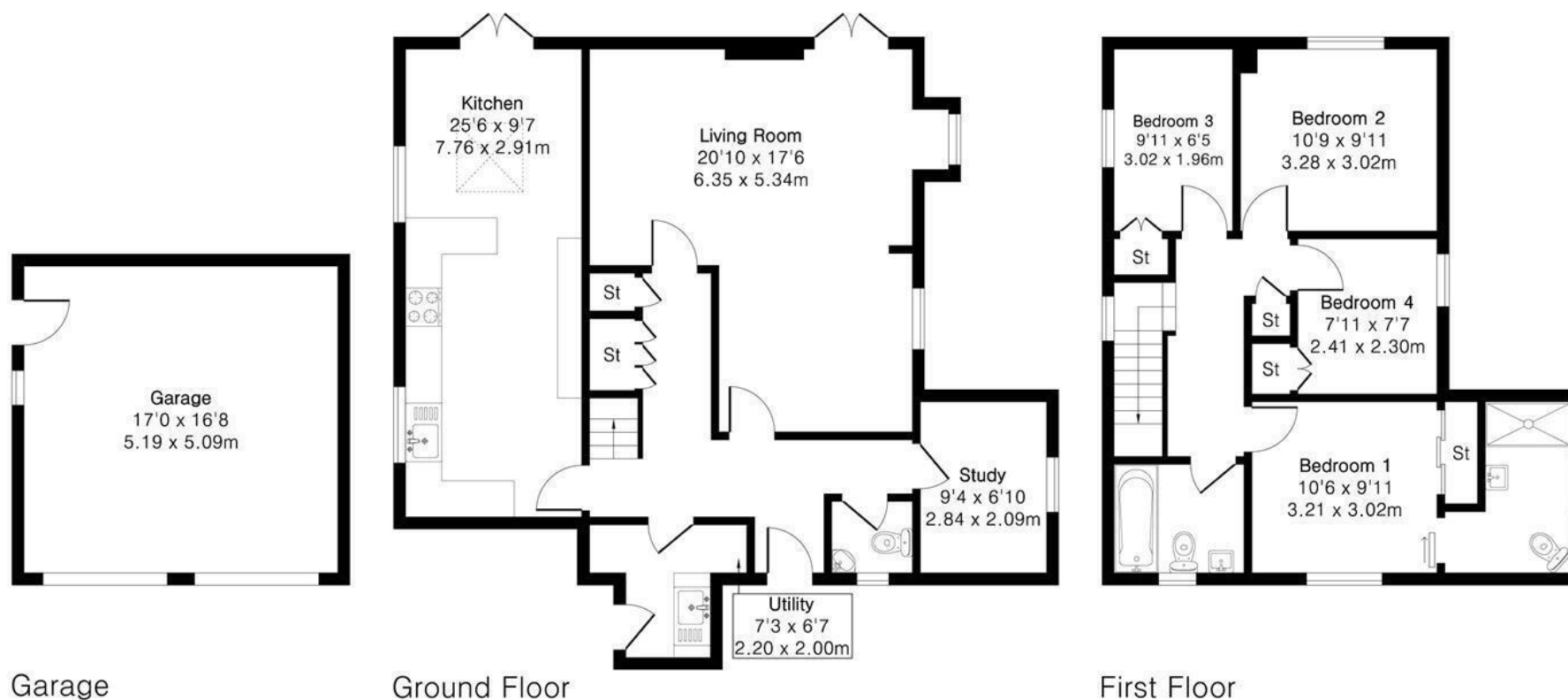


**Approximate Gross Internal Area 1416 sq ft - 132 sq m
(Excluding Garage)**

Ground Floor Area 849 sq ft – 79 sq m

First Floor Area 567 sq ft – 53 sq m

Garage Area 284 sq ft – 26 sq m



Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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