



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS



## Tamarack

Newport Road | Saffron Walden | CB11 4BS

£1,475,000







# A well-appointed executive family home, finished to a high level of specification, located in this popular area of Saffron Walden close to the highly regarded schools and the town centre.

## ACCOMMODATION

TAMARACK is a unique and extremely spacious four bedroom family home with its independent 2/3-bedroom cottage annex which is close to the town centre and would suit two families wishing to live together but independently. The location is ideal for most families given that it backs onto the playing fields of the Saffron Walden County High School and is only a short distance on foot to the centre of town. In detail the accommodation comprises:-

**RECEPTION HALL 5.26m(17'3") x 3.20m(10'6") max** Glazed hardwood entrance door, staircase rising to the first floor with large understairs cupboard, landing window, hardwood floor and radiators with pierced screen.

**STUDY 3.05m(10'0") x 2.77m(9'1")** Window to the front aspect. Cable, BT and broadband connections.

**DRAWING ROOM 7.01m(23'0") x 4.22m(13'10")** Impressive room of generous proportions, attractive stone fireplace with inset electric fire, window to the front aspect. A pair of glazed double doors lead into the conservatory with adjoining full height windows allowing a good degree of natural light.

**CONSERVATORY 5.08m(16'8") x 3.40m(11'2")** A more recent addition to the property with full height double glazed windows to three aspects in addition to a door leading to the rear garden and terrace.

**CLOAKROOM** Comprising low level WC, wash hand basin, tiled surround and double glazed window to the rear aspect.

**KITCHEN/DINING ROOM 24' 5" x 14' (7.44m x 4.27m)** Comprising a range of base and eye level units with work top space over, sink unit, central island, integrated dishwasher, four ring gas hob with extractor over and oven below, space for American style fridge, windows to the front and rear aspects and door to utility room.

**UTILITY ROOM** Comprising ceramic butler sink, space and plumbing for washing machine, tumble dryer and freezer. Wall mounted units, window to the rear aspect, glazed door to the front and further lockable door leading to the coach house.

## FIRST FLOOR

**LANDING** Window to the rear aspect, built in linen cupboard and adjoining airing cupboard housing hot water cylinder, access to loft space.

**MASTER BEDROOM 4.78m(15'8") x 3.66m(12'0")** A pair of windows with views to the rear over gardens and school playing fields. Fitted with an extensive range of built-in wardrobes. Door to:

**EN SUITE WET ROOM** Refitted suite comprising low level WC, vanity wash hand basin, shower enclosure and obscure window.

**BEDROOM 2 4.27m(14'0") x 3.12m(10'3")** Dual aspect room built-in wardrobes and door to inner lobby, in turn leading to:

**JACK AND JILL BATHROOM** Refitted suite comprising bath with shower over, wash hand basin, low level WC and obscure window.

**BEDROOM 3 4.27m(14'0") x 3.05m(10'0")** Double glazed window to the rear aspect enjoying views over the garden and school playing field, fitted range of built in wardrobes. Door to inner lobby, in turn leading to the Jack and Jill bathroom.

**BEDROOM 4 3.05m(10'0") x 2.77m(9'1")** Window to the front aspect.

**FAMILY SHOWER ROOM** Refitted suite comprising shower enclosure, pedestal wash hand basin, low level WC, fully tiled, Velux window to the front aspect.

**SELF-CONTAINED COACH HOUSE** In addition to the main house is an excellent self-contained two storey coach house which has been constructed

to a high standard and offers various uses including extended family accommodation, potential business use or to provide a supplementary income from letting.

## GROUND FLOOR

**ENTRANCE HALL** Glazed hardwood entrance door with windows to either side, staircase rising to the first floor landing with landing window and under stairs storage cupboard.

**SITTING/DINING ROOM 5.49m(18'0") x 3.73m(12'3")** Dual aspect room with window to the side aspect and a pair of glazed double doors leading on to the rear terrace. Door to:

**KITCHEN 3.12m(10'3") x 2.67m(8'9")** Comprising a range of base and eye level units with worktops over, sink unit, four ring gas hob with extractor over and fitted oven below, space for fridge and washing machine, tiled splashbacks, independent wall mounted boiler providing heating and hot water for the annexe, ceramic tiled flooring, window to the rear aspect and a glazed door leading to the rear garden and terrace. Door connecting to the main house.

**RECEPTION ROOM 2/BEDROOM 3 5.38m(17'8") x 3.61m(11'10")** Dual aspect room with windows to two sides and Adam style fireplace with inset electric fire.

**SHOWER ROOM** Three piece suite comprising shower enclosure, low level WC, pedestal wash hand basin, fully tiled, radiator and window to the side aspect.

## FIRST FLOOR

**LANDING** Window to the side aspect, access to loft space and built in linen cupboard.

**BEDROOM 1 4.60m(15'1") x 3.78m(12'5") max** Window the rear aspect with views over the garden and school playing fields, built-in wardrobe.

**EN SUITE BATHROOM** Comprising panelled bath with shower attachment over, pedestal wash hand basin, low level WC, fully tiled.

**BEDROOM 2 4.57m(15'0") x 3.53m(11'7")** Window to the front aspect.

**SHOWER ROOM** Three piece suite comprising fully tiled shower enclosure, low level WC, pedestal wash hand basin and window to the side aspect.

**DETACHED DOUBLE GARAGE 6.12m(20'1") x 5.41m(17'9")** A more recent addition to the main property with a pair of up and over doors, windows to the side aspect, power and lighting connected. A staircase leads to the loft room.

**GARAGE LOFT ROOM 5.41m(17'9") x 3.66m(12'0")** Currently used as a store room, but could very simply be converted into a home office or games room if required subject to relevant permissions. The loft room has excellent headroom, window overlooking the driveway, and has power and light connected.

## OUTSIDE

The property is surrounded by established gardens with a pleasant and very sunny south westerly aspect to the rear and backing on to school playing fields. The entrance is through a five bar gate which leads to a large drive/turning area which leads to the detached double garage. To the rear of the property is a terrace, well tended lawns and mature flower and shrub borders

## SERVICES

All mains services are connected.

## EPC RATING: C

First Floor



Approx gross internal floor area 304 sqm (3275 sqft)









# The Coach House

