



**4 Hawkins Place, Saffron Walden  
CB10 2GW**

A beautifully presented and well-proportioned 3-bedroom modern family home, occupying a pleasant position within this popular development on the edge of Saffron Walden.

**Guide Price: £475,000**

- Good sized & well-presented 3-bedroom family home
- Spacious accommodation over 3 floors
- Detached garage and enclosed rear garden
- Prominent position within this modern development
- Located on the edge of the town centre
- EPC band B



## ACCOMMODATION

4 Hawkins Place is a well presented 3-bedroom family home enjoying a pleasant position within this modern development, ideally located in the much sought-after market town of Saffron Walden. The property provides well-appointed and flexible living accommodation over three floors. The ground floor benefits from a large sitting room, and a quality fitted kitchen leading into a bright and spacious open plan dining area with vaulted ceiling, Velux skylights and sliding patio doors leading out to the rear garden. To the first floor, there are 2 good size bedrooms and a family bathroom, and on the second floor is the good-sized principal bedroom with dressing area and en suite shower room. Outside the property benefits from a good size driveway leading to a single garage and an attractive, enclosed garden to the rear. In detail, the accommodation comprises:

### GROUND FLOOR

**ENTRANCE HALL** Hallway leading to adjoining rooms and stairs rising to the first floor.

**SITTING ROOM 17'1" x 11'9" (5.21m x 3.59m)** Bright and spacious room with window to the front aspect and double doors leading to:-

**KITCHEN 15'9" x 15'5" (4.81m x 4.74m)** Fitted with an attractive, contemporary range of base and eye level units with complimentary work surface over, incorporating a sink and drainer unit with stainless steel mixer tap, an integrated eye level electric oven, four ring electric hob with extractor over, integrated fridge freezer, and dishwasher. Attractive Amtico flooring throughout.

**DINING AREA** A bright, open plan space, filled with natural light, with vaulted ceiling, 2 Velux windows and sliding patio doors to rear terrace. Attractive Amtico flooring throughout and door to:-

**UTILITY ROOM 6'0" x 4'9" (1.83m x 1.44m)** Fitted with matching base and eye level units with complimentary work surface over, and space and plumbing for washing machine and tumble drier. Door to:-

**CLOAKROOM (5'11" x 4'9" (1.80m x 1.44m)** Comprising ceramic pedestal wash hand basin, low level WC.

### FIRST FLOOR

**LANDING** Carpeted stairs and landing with doors to adjoining rooms,

and airing cupboard housing hot water cylinder.

### FAMILY BATHROOM 8'11" x 6'11" (2.70m x 2.11m)

Comprising panelled bath unit with hand held shower attachment, fully tiled shower enclosure, ceramic pedestal wash hand basin, low level WC, tiled floor and part-tiled walls, ladder radiator, and obscured window to the rear aspect.

**BEDROOM THREE 14'7" x 8'4" (4.43m x 2.54m)** Window to the rear aspect.

**BEDROOM TWO 11'10" x 8'8" (3.61m x 2.66m)** Window onto the front aspect.

### SECOND FLOOR

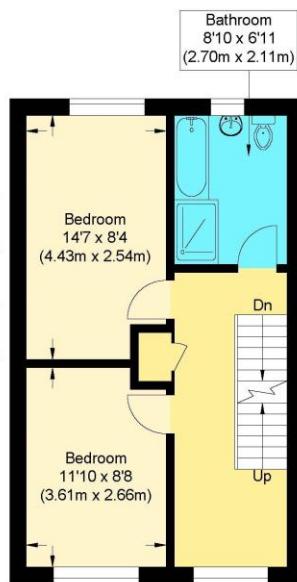
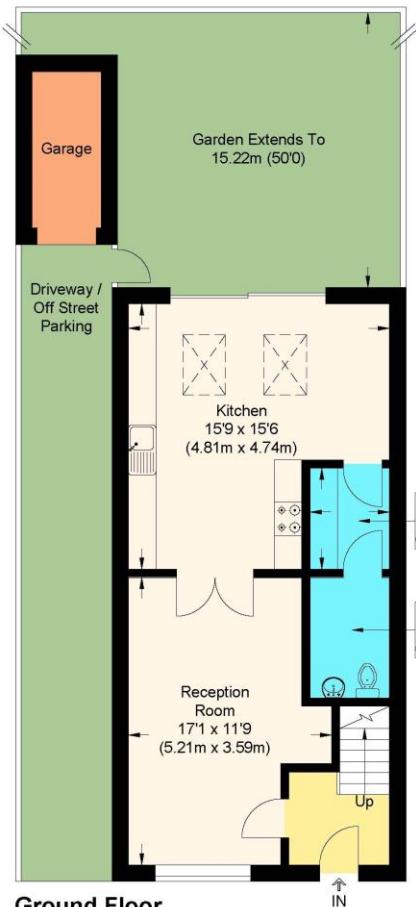
**BEDROOM ONE 22'6" x 11'9" (6.84m x 3.60m)** Large dual aspect room with dormer window onto the front aspect and Velux window to the rear aspect. Fitted wardrobes with mirrored doors, dressing area and door leading to the en suite shower room.

**EN SUITE SHOWER ROOM 7'9" x 6'11" (2.36m x 2.10m)** Fitted with ceramic pedestal wash hand basin, low level WC and fully tiled shower enclosure, tiled floors and walls, ladder radiator and Velux window to the rear aspect.

**OUTSIDE** To the front on the property is a small lawned area laid, along with a variety of plants and shrubs along the borders. To the side of the property there is a driveway providing off-street parking for two vehicles. The driveway leads to the detached single garage and side access to the rear of the property, where there is a good-sized enclosed garden, which is laid mainly to lawn with a paved patio area, perfect for Al Fresco dining and entertaining.

**GARAGE** With up and over door and power and lighting connected.

**SERVICES** All mains services are connected.



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## LOCATION

Hawkins Place is conveniently situated to the North of Saffron Walden town centre offering ease of access to local schooling, recreational facilities and the variety of shops and amenities that Saffron Walden has to offer to include a twice weekly market, a selection of independent retailers and Waitrose and Tesco stores. There are a number of schools including R A Butler, St Thomas More and Saffron Walden County High School which is now an Academy School. For the commuter Audley End Station is within 4 miles which provides a regular service to London's Liverpool Street in approximately 55 minutes and Tottenham Hale approximately 30 mins for the Victoria Line. Alternatively, the M11 can be accessed at junction 8 & 9. Stansted Airport is within 19 miles and Cambridge within 15 miles to the North.

## COUNCIL TAX BAND

Tax band E

## EPC RATING

Band B

## TENURE

Freehold

## LOCAL AUTHORITY

Uttlesford District Council

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