



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS



## 8 Strachey Close, Saffron Walden

CB10 2GN

A beautifully presented modern family home occupying a pleasant position within this quiet, modern development, ideally located within walking distance of Saffron Walden town centre.

**Guide Price £465,000**

- Good sized & well-presented 4-bedroom family home
- Detached garage and driveway for 2 cars
- Private south facing garden
- Good position within this modern development, still under warranty
- Walking distance to the town centre
- Ensuite to master bedroom





## ACCOMMODATION

8 Strachey Close is a well presented 4-bedroom family home enjoying a pleasant position within this quiet, modern development, ideally located in the much sought-after market town of Saffron Walden.

## GROUND FLOOR

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

**SITTING ROOM** 18'1" x 12'4" (5.50m x 3.77m) Bright and spacious room with window to the rear aspect and double patio doors leading to the garden.

**KITCHEN/ BREAKFAST ROOM** 10'10" x 19'11" (3.31m x 6.08m) 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 oven, four ring gas hob with extractor over, integrated fridge freezer, and dishwasher. Front aspect bay window with space for dining area. Attractive tiled flooring throughout.

**CLOAKROOM** 4'8" x 6'1" (1.41m x 1.85m) Comprising ceramic pedestal wash hand basin, low level WC.

## FIRST FLOOR

**LANDING** Carpeted stairs and landing with doors to adjoining rooms and access to loft which has been boarded out and access via a pull down ladder, and cupboard housing water heater.

**FAMILY BATHROOM** 6'0" x 6'10" (1.82m x 2.09m) 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 side aspect.

**BEDROOM ONE** 11'3" x 14'7" (6.84m x 3.60m) Large rear aspect and door leading to

**EN SUITE SHOWER ROOM** 6'3" x 4'11" (1.92m x 1.24m) Fitted with ceramic pedestal wash hand basin, low level WC and shower, tiled floors and walls, ladder radiator and window to the side aspect.

**BEDROOM TWO** 8'4" x 8'9" (2.54m x 2.66m) Window onto the front aspect.

**BEDROOM THREE** 6'6" x 11'12" (1.98m x 3.40m) Window to the rear aspect.

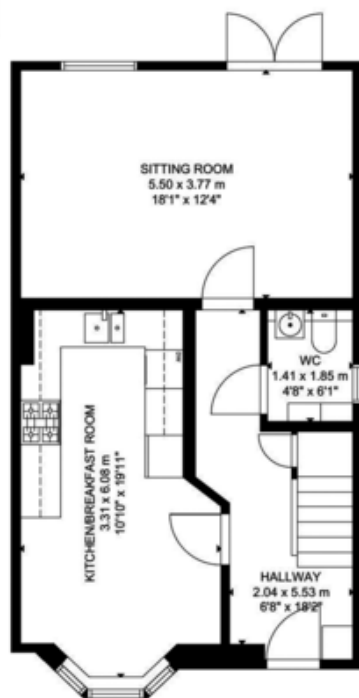
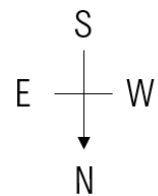
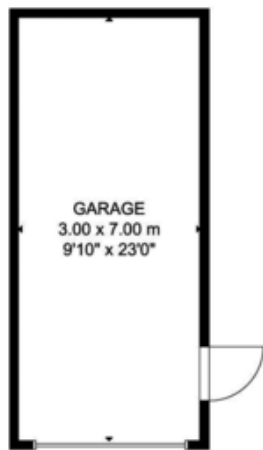
**BEDROOM FOUR** 7'2" x 12'1" (2.18m x 3.68m) Window to the front aspect

**OUTSIDE** To the front on the property is a small garden comprising gravel and box hedging. 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 south facing garden. Established borders are well stocked with cottage garden favourites and climbers and a gravel patio is perfect for al fresco dining. This sunny garden can be enjoyed in perfect privacy – none of the neighbouring houses overlook it.

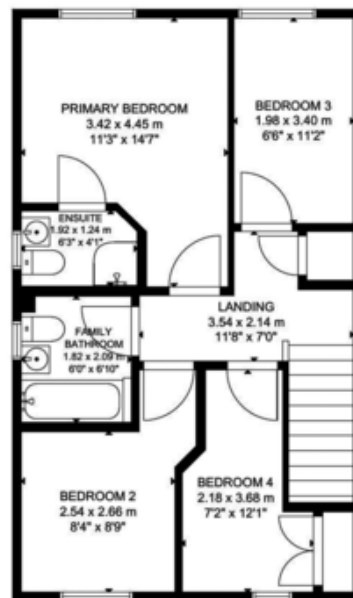
**GARAGE** With up and over door and power and lighting connected.

**SERVICES** All mains services are connected.

**AGENT NOTES** The property is still under warranty with the development having been completed in its entirety. There are solar panels on the roof which provide hot water to the property.



FLOOR 1

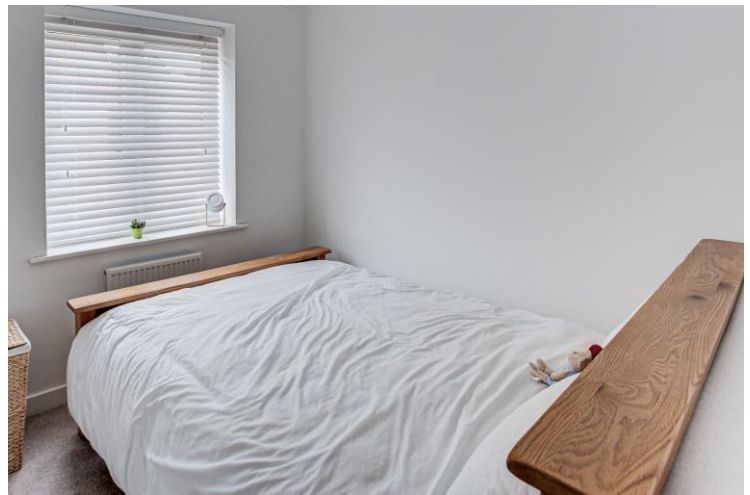


FLOOR 2

GROSS INTERNAL AREA  
TOTAL: 106 m<sup>2</sup>/1,140 sq ft  
FLOOR 1: 54 m<sup>2</sup>/578 sq ft, FLOOR 2: 52 m<sup>2</sup>/562 sq ft  
EXCLUDED AREA: GARAGE: 21 m<sup>2</sup>/226 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







Score	Energy rating	Current	Potential
92+	A		94   A
81-91	B	85   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### COUNCIL TAX BAND

Tax band E

### TENURE

Freehold

### LOCAL AUTHORITY

Uttlesford District Council

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