



9 Tye Green, Wimbish

CB10 2XE

A spacious and recently extended semi-detached family home located in the popular village of Wimbish.



Guide Price £425,000

- Spacious family home
- Driveway for multiple vehicles
- Patio with pergola and lawn area
- Recently extended to high standard
- Situated in this popular village location
- EPC rating C



ACCOMMODATION

9 Tye Green is a spacious and recently extended semi-detached family home located in the popular village of Wimbish.

ENTRANCE HALL

With stairs rising to the first floor, under stairs cupboard and doors leading to;

CLOAKROOM

With window to side aspect, low level WC and pedestal hand basin

SITTING ROOM 9'10 x 10'11 (3.0m x 3.34m)

With window to front aspect and feature fireplace

FAMILY ROOM 12'6 x 13'1 (3.80m x 4.0m)

With feature fireplace, wooden flooring and opening to;

KITCHEN/DINING ROOM 12'1 x 18'0 (3.68m 5.46m)

With Velux skylights, window to rear aspect and double patio doors leading to the garden. A range of base and eye level cupboards with worksurface over, stainless steel sink with drainer, integrated double oven, fridge freezer, dishwasher 4 ring induction hob with extractor over, breakfast bar and door to:

UTILITY ROOM 12'6 x 6'4 (3.80m x 1.94m)

With a window to side aspect, a range of base level units with worksurface over, stainless steel sink and wall mounted boiler

FIRST FLOOR

Landing with window to front and side aspect, built in storage cupboard, access to loft hatch and doors to adjoining rooms

BEDROOM 1 12'6 x 10'11 (3.82m x 3.32m)

With window to rear aspect, feature fireplace and built in

wardrobe.

BEDROOM 2 9'10 x 10'11 (3.0m x 3.32m)

With window to front aspect, feature fireplace, wooden flooring and built in wardrobes.

BEDROOM 3 7'4 x 8'9 (2.24m x 2.66m)

With window to rear aspect, feature fireplace and built in cupboard

BATHROOM

With window to side aspect, low level WC, hand wash basin with storage cupboard under, panelled bath with shower over and tiled walls.

OUTSIDE

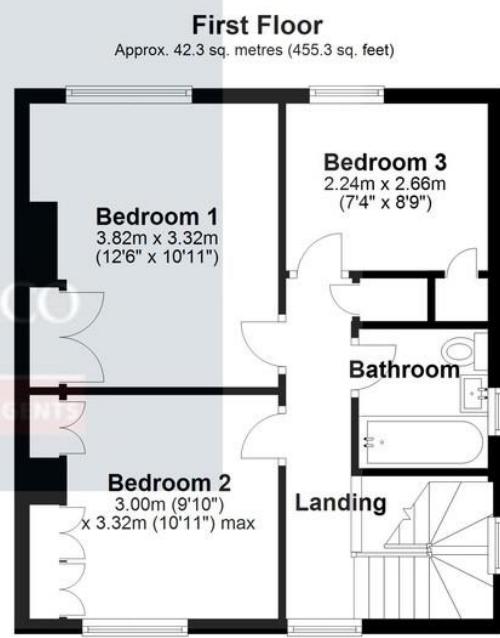
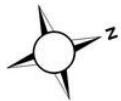
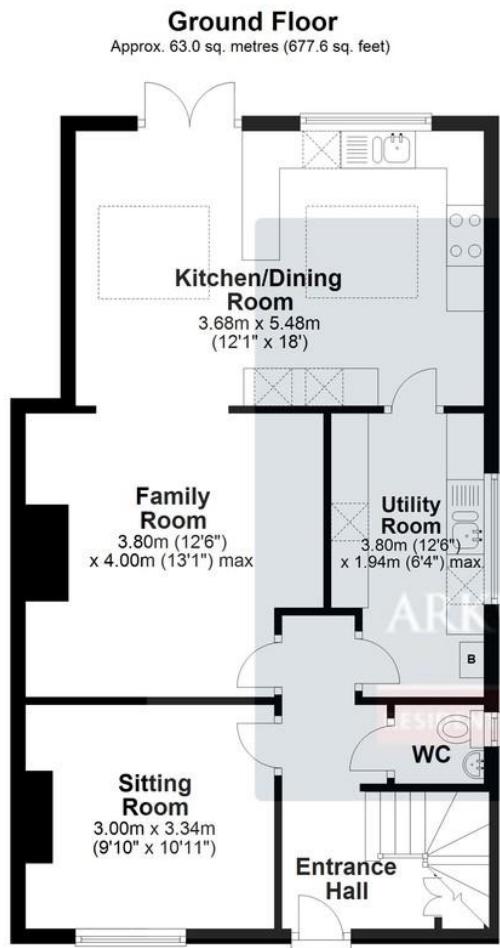
Large patio area with pergola, mainly laid to lawn with an array of mature shrubs, bushes and trees. With two sheds to the rear of the garden and chicken coop. Gravelled driveway to front with mature shrubbery and lawned area and gated access.

LOCATION

Wimbish is a small hamlet situated mid-way between Saffron Walden and Thaxted. There is a popular White Hart Public House, a convenience store at Elder Street and a primary school in Tye Green, Wimbish. Both Saffron Walden and Thaxted are busy market towns with a thriving community and Saffron Walden has a number of restaurants, coffee bars, independent stores and boutiques. For the commuter there is a regular train service from either Newport or Audley End into London's Liverpool Street with a journey time of approximately 55 minutes. The area is also well placed for access via road towards Bishops Stortford, Cambridge and the A11/M11.

SERVICES

All mains services are connected.



Total area: approx. 105.3 sq. metres (1132.9 sq. feet)

Floor plan for guidance only
Plan produced using PlanUp.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND
Tax band C

TENURE
Freehold

LOCAL AUTHORITY
Uttlesford District Council

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