



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS



21 Jennings Road, Saffron Walden, CB11 3NJ

A modern, light and well presented semi detached family home forming part of the exclusive modern development, ideally located in the much sought-after market town of Saffron Walden.

Guide Price £550,000

- Modern and spacious home
- Master with ensuite
- Garden with patio area
- Driveway for multiple vehicles
- Walking distance to town centre
- EPC rating B



ACCOMMODATION

21 Jennings Road is a surprisingly spacious 4-bedroom family home, forming part of the exclusive modern development, ideally located in the much sought-after market town of Saffron Walden.

ON THE GROUND FLOOR

ENTRANCE HALL

Part glazed front door leading into a bright and airy hallway, stairs rising to the first floor, and doors leading to;

CLOAKROOM

Low level WC, wash hand basin, window to front aspect.

KITCHEN

Window to the front aspect, fitted with a modern range of base and eye level units with complimentary work surface over, incorporating a stainless-steel sink and drainer unit. Integrated electric oven and hob with extractor hood over. There is also an integrated fridge freezer, dishwasher and washing machine. With under-cupboard lighting and tiled flooring. Open plan through to the:-

SITTING/DINING ROOM

An impressive and bright room with glazed French doors leading to the rear garden and two Velux windows set within a vaulted ceiling. The space is open and perfect for entertaining/family living with a dining area to one end. Wood flooring throughout.

ON THE FIRST FLOOR

LANDING

Airing cupboard housing the hot water tank and doors leading to;

BEDROOM ONE

Naturally light room with two windows to the rear aspect with views over the garden, fitted wardrobe, door to;

ENSUITE SHOWER ROOM

Low level WC, wash hand basin, double shower with chrome shower head, part tiled walls, chrome heated towel rail, window to the front aspect.

BEDROOM TWO

Naturally light room with window to the front aspect.

BEDROOM THREE

Naturally light room with window to the rear aspect with views over the garden.

FAMILY BATHROOM

Obscure window to the front aspect, low level WC, wash hand basin, panelled bath with shower head over, part tiled walls.

ON THE SECOND FLOOR

BEDROOM FOUR

Dual aspect with Dormer window to the front aspect and Velux window to the rear aspect overlooking the garden, Fitted wardrobes and door to:

EN SUITE

Comprising large shower enclosure, vanity wash hand basin and low-level WC, Velux window to the rear aspect.

OUTSIDE

To the front of the property is a block paved driveway and single garage. With landscaped rear garden with lawned area, a good-sized terrace, perfect for alfresco dining and entertaining.

GARAGE

Up and over door, power and lighting connected. Access door to the rear garden.

LOCATION

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 which include a twice weekly market, a selection of independent retailers along with a Waitrose and Tesco stores. There are a number of schools including Friends, R A Butler, St Thomas Moore 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.

SERVICES

All mains services are connected.

Floor Plan to follow





Score	Energy rating	Current	Potential
92+	A		93 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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