



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS



6 Blacklands Close
Saffron Walden | Essex | CB11 4BX
Guide Price: £650,000



A well-appointed 4-bedroom family home occupying a good size plot ideally situated a short distance from the town centre and County High School

ACCOMMODATION

6 Blacklands Close is a rarely available and substantial 4-bedroom detached property ideally located in a leafy cul-de-sac overlooking a protected green space. Currently falling within the catchment area for Katherine Semar Infant and Junior School and Saffron Walden County High School. Whilst the house is a good size, there is certainly scope to extend further, (subject to the necessary permissions).

This wonderful family home provides extremely well-appointed accommodation but does require updating throughout, however offers a huge amount of scope to potentially re model and create more accommodation should it be required.

In detail, the property comprises on the ground floor of a spacious entrance hall, where stairs rise to the first floor, with built in storage underneath, cloakroom, and doors leading to the adjoining rooms. The sitting room is a light and airy, dual aspect room with large window to the front aspect and sliding doors leading to the rear garden and patio area. There is also a feature fireplace with a gas fire inset. The room also benefits from wall lighting.

The kitchen is well appointed with a matching range of base and eye level units with complimentary work surface over. There is space and plumbing for an electric oven, dishwasher, gas hob with extractor fan above, a dishwasher, and space for a large fridge/freezer. Further, there is also a door leading out to the side of the property. The dining room has a large window to the front aspect whilst also benefitting from three further windows to the side aspect.

The first-floor landing benefits from a large window to the front aspect, access to the loft hatch and doors leading off to 4 bedrooms and well-appointed family bathroom. The principal bedroom is a large double bedroom with a large window to the front aspect and built in wardrobes/storage. The second double bedroom benefits from a window to the rear aspect. A third double has a window to the front aspect and built-in storage. The fourth bedroom has a window to the rear aspect. The large family bathroom suite comprises a double shower enclosure with vanity wash basin and a separate W.C

OUTSIDE

The property is set back from the road behind a good size front garden and a sweeping driveway providing off road parking for several vehicles and access to a garage. To the rear the property benefits from a mature garden which is of a generous size and boasts a variety of mature trees, shrubs and bushes, providing a superb, enclosed space.

FEATURES

- Spacious 4-bedroom detached family home
- Dual aspect living room with sliding doors to the rear garden
- Good sized plot with a mature rear garden, ample off-road parking and garage
- Ideally situated just a short walk from the town centre and the highly regarded County High School.

LOCATION

Blacklands Close is ideally situated within easy reach of Saffron Walden town centre. Saffron Walden is a thriving market town with its magnificent St Mary's Parish Church, many fine period buildings and its tree-lined High Street and traditional Market Square. The town provides an impressive range of facilities, including a variety of shops and restaurants, together with excellent primary and secondary schools, including the renowned Academy Saffron Walden County High School. For the commuter the property is well placed for access to London, Cambridge and Stansted Airport, The M11 is 4 miles to the north and Audley End Station, within 2 miles, provides a regular service to London's Liverpool Street, in about an hour. The University City of Cambridge is about 15 miles to the north and offers extensive cultural and shopping facilities, together with an outstanding choice of schools for all ages.

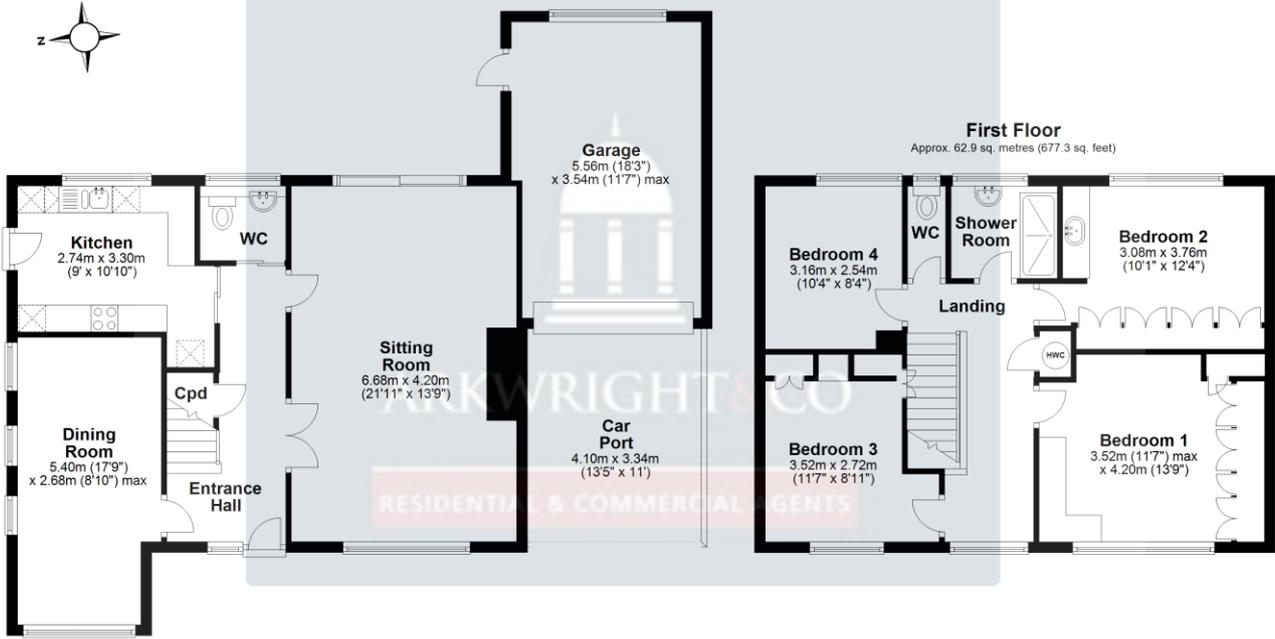
SERVICES

All main services are connected.

EPC RATING: D

Ground Floor

Main area: approx. 65.8 sq. metres (708.7 sq. feet)
 Plus garages, approx. 13.2 sq. metres (142.5 sq. feet)
 Plus car port, approx. 13.7 sq. metres (147.4 sq. feet)



Main area: Approx. 128.8 sq. metres (1386.0 sq. feet)

Plus garages, approx. 19.2 sq. metres (208.5 sq. feet)
 Plus car port, approx. 13.7 sq. metres (147.4 sq. feet)

Floor plan for guidance only
 Plan produced using PlanUp.



The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs and floor plans are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.



