



2 Maltings Cottages, Deynes Road,
Debden, Essex, CB11 3LQ

An attractive 2-bedroom cottage of character occupying a pleasant position set on the edge of this highly popular village.

Guide Price £330,000 - £335,000

- Two double bedrooms
- Situated in the heart of this popular village
- Good size garden
- Sought after village location
- EPC: D



ACCOMMODATION

2 Maltings Cottages is a truly charming 2-bedroom cottage, providing light and airy living accommodation as well as a lovely large garden to the front. The property enjoys a wonderful position in the heart of this highly popular and picturesque village. In detail the accommodation comprises: -

LIVING ROOM

Bow window to the front aspect overlooking the garden, natural wood flooring, fireplace with log burner, storage cupboard, staircase to first floor and radiator

KITCHEN

Fitted with a good range of base and eye level pine faced units, butler sink, four ring electric hob, built in oven under and extractor hood over, natural wood flooring, understairs cupboard with plumbing for washing machine and space for fridge/freezer

DINING ROOM

Natural wood flooring, French doors to rear courtyard backing onto the village playing fields and radiator

FIRST FLOOR

LANDING

Radiator and access to loft

BEDROOM 1

Window to front aspect, fitted wardrobes to one wall with oak doors, built in airing cupboard and radiator

BEDROOM 2

Window to rear aspect overlooking the village playing fields, built in small storage cupboard and radiator

BATHROOM

Three piece comprising panelled bath, shower screen and shower over, wash hand basin unit with cupboard, low level WC, heated towel rail and storage cupboard

OUTSIDE

To the front is an attractive south facing garden laid mainly to lawn, with a small vegetable patch and a patio area immediately to the front of the house. There is a concealed oil storage tank and a shared pathway leading to the neighbouring cottage. The rear garden is a small courtyard, paved and backing onto the village playing fields with gate providing access

LOCATION

The much sought after and highly regarded village of Debden offers a fine church, excellent primary school, shop, recreational ground, restaurant and pub. The market town of Saffron Walden with its excellent shopping, schooling and recreational facilities is about 4 miles away. Newport mainline station is 3 miles and the M11 access is at either Bishop's Stortford (junction 8) or Stump Cross (junction 9)

SERVICES

All main services are connected

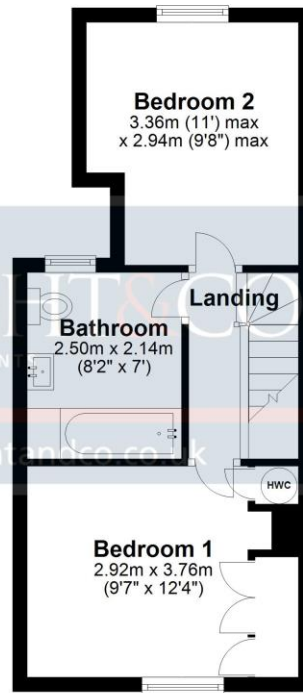
Ground Floor

Approx. 30.7 sq. metres (330.5 sq. feet)



First Floor

Approx. 30.3 sq. metres (326.4 sq. feet)



Total area: approx. 61.0 sq. metres (656.9 sq. feet)

Floor plan for guidance only
Plan produced using PlanUp.





Score	Energy rating	Current	Potential
92+	A		112 A
81-91	B		
69-80	C		
55-68	D	59 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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