



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS



2 Priory Close
Ickleton | CB10 1TF
Guide Price: £580,000



A well-appointed 4-bedroom, detached property, situated in the heart of the popular village of Ickleton.

ACCOMMODATION

2 Prior Close a well-appointed, 4-bedroom detached property sitting on a good size plot located in the very popular and well served village of Ickleton. The property provides flexible family living accommodation with scope to modernise and extend (STPP). Outside the property comprises of a driveway providing off-road parking and double garage, as well as an attractive, south-east facing enclosed garden. In detail, the property comprises;

ON THE GROUND FLOOR

PORCH/ENTRANCE HALL

Staircase rising to first floor and doors leading to;

LIVING ROOM

A large, dual aspect room with feature fireplace and mantle over. Double doors patio leading to the rear garden.

KITCHEN

Fitted with a matching range of base and eye level units with complimentary work surface over and sink unit incorporated. Integrated appliances include a dishwasher, gas cooker and extractor fan. A large window to side aspect.

UTILITY ROOM

Fitted with a matching range of base and eye level units with complimentary work surface over and sink unit incorporated. Space and plumbing for washing machine, and tumble dryer. Door providing access to the rear garden.

DINING ROOM

A good size room with large window to rear aspect and radiator.

SHOWER ROOM

Comprising of a shower enclosure, W.C and wash hand basin.

ON THE FIRST FLOOR

LANDING

Galleried landing with access to loft hatch, airing cupboard and doors leading to;

BEDROOM 1

A double bedroom with window to front aspect, built in wardrobes and radiator.

BEDROOM 2

A double bedroom with window to front aspect, built in wardrobes and radiator.

BEDROOM 3

A generous size bedroom with window to rear aspect, built in wardrobes and radiator.

BEDROOM 4

A double bedroom with window to rear aspect, built in wardrobe and radiator.

FAMILY BATHROOM

Comprising of a panelled bath, W.C and hand wash basin.

OUTSIDE

To the front of the property is a driveway providing off-street parking for several vehicles and access to the double garage. There is side access to the rear garden which enjoys a southerly aspect with a paved terrace for al fresco entertaining with steps up to the lawn area and stunning open countryside views to the rear.

FEATURES

- 4 bedroom- detached property
- Family bathroom and downstairs shower room
- Good size rear garden
- Double garage & off-street parking
- Highly sought-after village
- Available with no upward chain

LOCATION

Ickleton is a most picturesque village, situated close to the Cambridge/Essex border. Local facilities include a shop, post office, public house, recreation ground and the magnificent church of St Mary Magdalene with its rare 12th century fresco paintings and Roman columns, which are considered to be of National importance. The historic market town of Saffron Walden is about 5 miles to the south and provides a wide range of facilities including a variety of shops, schools and restaurants. The University City of Cambridge lies about 10 miles north and is not only renowned for its academic achievements but also as an important centre of the 'high tech' research and development industry. The city provides a wide range of shopping and cultural facilities, along with an excellent choice of schools for all ages. Addenbrooke's Hospital is also easily accessible on the south-eastern side of Cambridge. London commuters are particularly well served by road or rail with services into Liverpool Street accessible from Great Chesterford Station or Audley End Station. The M11 (junction 9a - south only) is about 2 miles away.

SERVICES

All mains services are connected

EPC RATING: D

2 Priory Close, Ickleton

Gross Internal Area 149 m² (1606 ft²) excluding garage



NOT TO SCALE: For guidance purposes only

© 2009: www.floor-plan.co.uk (01462) 463013



