



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS



3 Mount Pleasant Road

Saffron Walden | CB11 3EA

Guide Price £1,500,000





A truly wonderful and rarely available 5-bedroom, semi-detached family home, sitting on a good size plot. Located on this much sought-after road, just a short distance from the town centre and the County High School.

ACCOMMODATION

3 Mount Pleasant Road is an individual, 5-bedroom, semi-detached family home of excellent proportions with a superb garden. The property has been extended and renovated by the current owners, creating a superb space. The property occupies a fantastic position on this much sought-after residential road, ideally situated within easy reach of Saffron Walden town centre and just a short walk from the variety of highly regarded local schooling.

This wonderful family home provides beautiful and characterful living accommodation, typical of a property from its era, with the accommodation spread over four floors and extending to approximately 4000 square feet. The property offers a great degree of versatility and provides stunning views over Saffron Walden and countryside beyond. The property boasts many original features throughout, including attractive cast iron fireplaces in the dining room and front sitting room.

In detail on the ground floor the property benefits from impressive entrance hall with stairs leading to first floor, door to cloakroom comprising WC and wash hand basin and access to built-in storage cupboard. From the entrance hall doors lead off to a front reception room with large bay window to the front aspect and original fireplace, a dining room with window to the front aspect and original fireplace.

The truly stunning kitchen is a particular feature of the property and creates a real hub to the home, set to the rear of the property with full length doors to the rear garden and is fitted with base and eye level units with work surface over incorporating a sink unit and induction hob. Integrated appliances include dishwasher, two ovens and microwave. A central island provides plenty of preparation space. Further, there is space for a freestanding fridge/freezer and wine fridge. A door provides access to the rear garden.

The ground floor is completed by a study with a window providing attractive views down the garden and a second reception room with door leading to the lower ground floor.

The lower ground floor is of a generous size providing a useful versatile space, currently providing a utility room, wine cellar, W.C and hand wash basin. Further there is a storeroom and a good size room currently utilised as a gym with doors leading to the rear garden.

The first-floor benefits from 4 double bedrooms including a principal bedroom suite with fitted wardrobes and bay window. There is also a family bathroom on the first floor comprising of a rolltop bath, wash hand basin and WC. Two bedrooms have shared access to a further shower room with W.C, hand wash basin and shower enclosure.

Stairs from the first-floor landing provide access the 2nd

floor which provides a further bedroom and additional bathroom comprising shower cubicle, WC, wash hand basin and rolltop bath.

OUTSIDE

The property boasts a pleasant location set back from the road, sitting behind an enclosed front garden, with a gravelled driveway providing off road parking. There is access to the garage which in turn has a door leading to the rear garden.

The mature and attractive rear garden is of generous size and is laid mainly to lawn together with a variety of well stocked flower beds and borders and an array of mature shrubs, trees and bushes. There is a small patio area to the side of the property, providing a lovely area for al fresco dining and the garden also benefits from access to an additional store room on the lower ground floor.

FEATURES

- A rarely available, 5 bedroom semi-detached home
- Well-proportioned family living accommodation including 5 bedrooms, 3 bathrooms, 2 of which are ensuite
- Situated in one of Saffron Walden's most sought-after locations.
- An attractive and mature enclosed rear garden.
- Off road parking and garage.

LOCATION

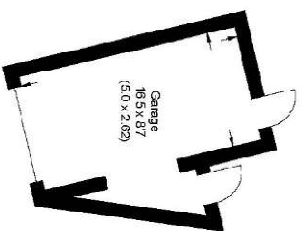
Mount Pleasant Road is ideally situated within easy reach of Saffron Walden town centre. Saffron Walden is a thriving market town with its magnificent St Mary's Parish Church, many fine period buildings and its tree-lined High Street and traditional Market Square. The town provides an impressive range 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

Mains gas, water and electricity are connected to the property, drainage is main sewer.

OUTGOINGS

Council tax band G



Approximate Gross Internal Area
375.51 sq m / 4041.95 sq ft
(Excludes Garage & Eaves)
Garage Area 15.60 sq m / 167.91 sq ft

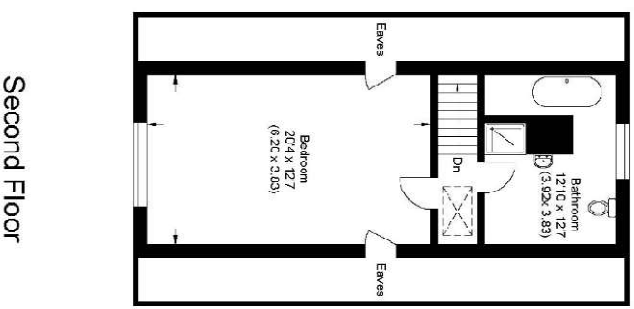
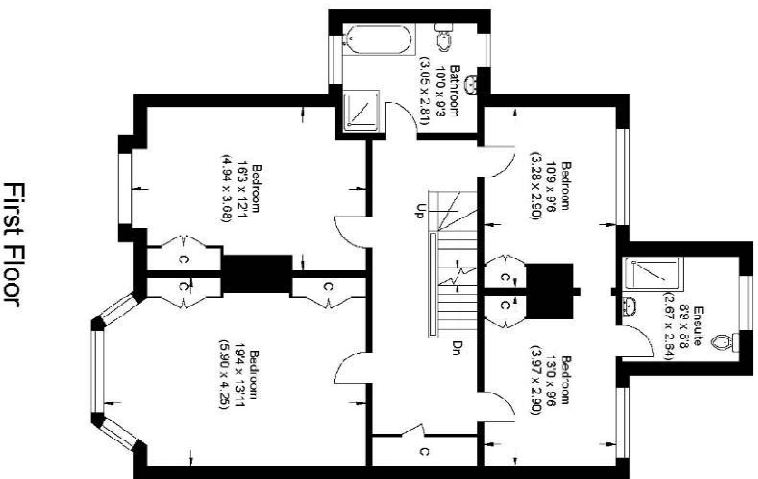
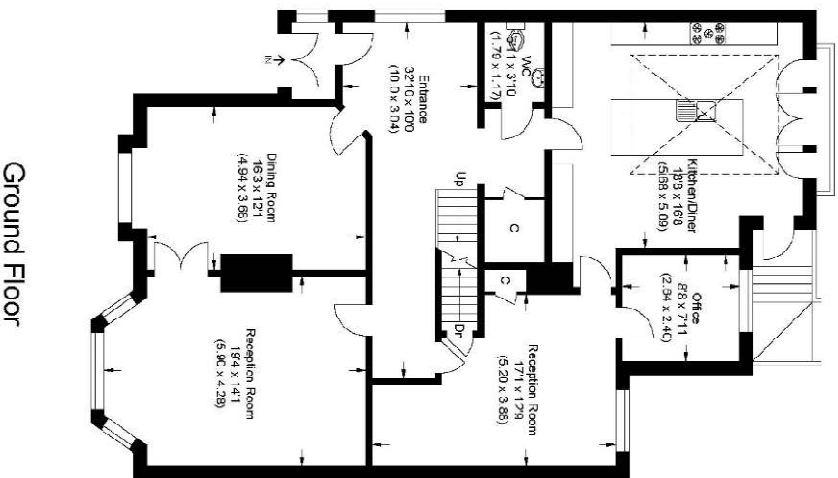


Illustration for identification purposes only, measurements are approximate, not to scale.



