



54 Rowntree Way, Saffron Walden
Guide Price £675,000



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54 Rowntree Way

Saffron Walden | Essex | CB11 4DL

At a glance

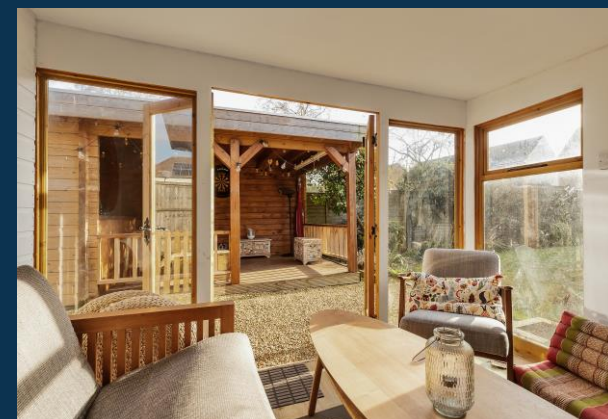
- Semi-detached, four-bedroom property
- Extended & renovated by the current owners
- Main bedroom with ensuite shower room
- Superb, open plan kitchen/dining/living room
- Ideally situated just a short walk from the town centre and the highly regarded County High School.
- Fantastic garden with outdoor entertaining space and detached studio
- Off road parking & garage
- EPC: C

The Property

A well-presented, 4-bedroom, semi-detached property which has been extended and renovated by the current owners. Ideally situated just a short distance from Saffron Walden town centre and local schools.

The Setting

Rowntree Way 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.





The Accommodation

This well-proportioned accommodation comprises of an entrance hall with stairs rising to the first floor and doors leading to the reception room, with window to front aspect, alcove shelving and fireplace with a log burning stove inset and the open plan kitchen/dining room.

The superb, kitchen is a particular feature of the property and creates a real hub to the home, with roof lantern and bi folding doors opening onto a substantial patio area. There is ample room in the dining area for a good-sized dining table. The kitchen area is fitted with matching base and eye level units with wooden worktops and inset sink. Integrated appliances include, electric hob with extractor fan over, double oven and dishwasher. There is space and plumbing for a double fridge/freezer. A breakfast bar

provides additional preparation space. In addition, a bright and airy living area of generous proportions with views through the kitchen/diner to the garden. The ground floor also benefits from a utility room with matching base and eye level units with wooden surface over and sink incorporated. There is space and plumbing for washing machine and tumble dryer. A door leads to the cloakroom with W.C and wash hand basin. The study has window to side aspect and provides access to the garage space.

The first-floor landing has doors leading to four bedrooms, family bathroom and access to the boarded loft. The principal bedroom has a window to the front aspect, access to the boarded loft and an ensuite shower room, comprising of wash hand basin and shower enclosure. Bedroom two is a double bedroom with window to rear aspect. Bedroom three is a double bedroom with built in storage and window to front

aspect. A fourth bedroom is of good size with window to front aspect and storage cupboard. The family bathroom comprises of a panelled bath with shower attachment over, W.C and wash hand basin.

Outside

To the front there is a large, paved area with parking for at least three cars and with hedging shrubs and flower borders. There is a sideway with a gate and light to the fantastic rear garden, approx. 125' long. A good size patio area provides an ideal space for al fresco dining with steps down to the lawned area with shrub and flower borders. To the end of the garden are two outbuildings. One is currently an outdoor bar, providing a super space for entertaining and a detached studio with light and power.

Services

All mains' services are connected.

Local Authority

Uttlesford District Council

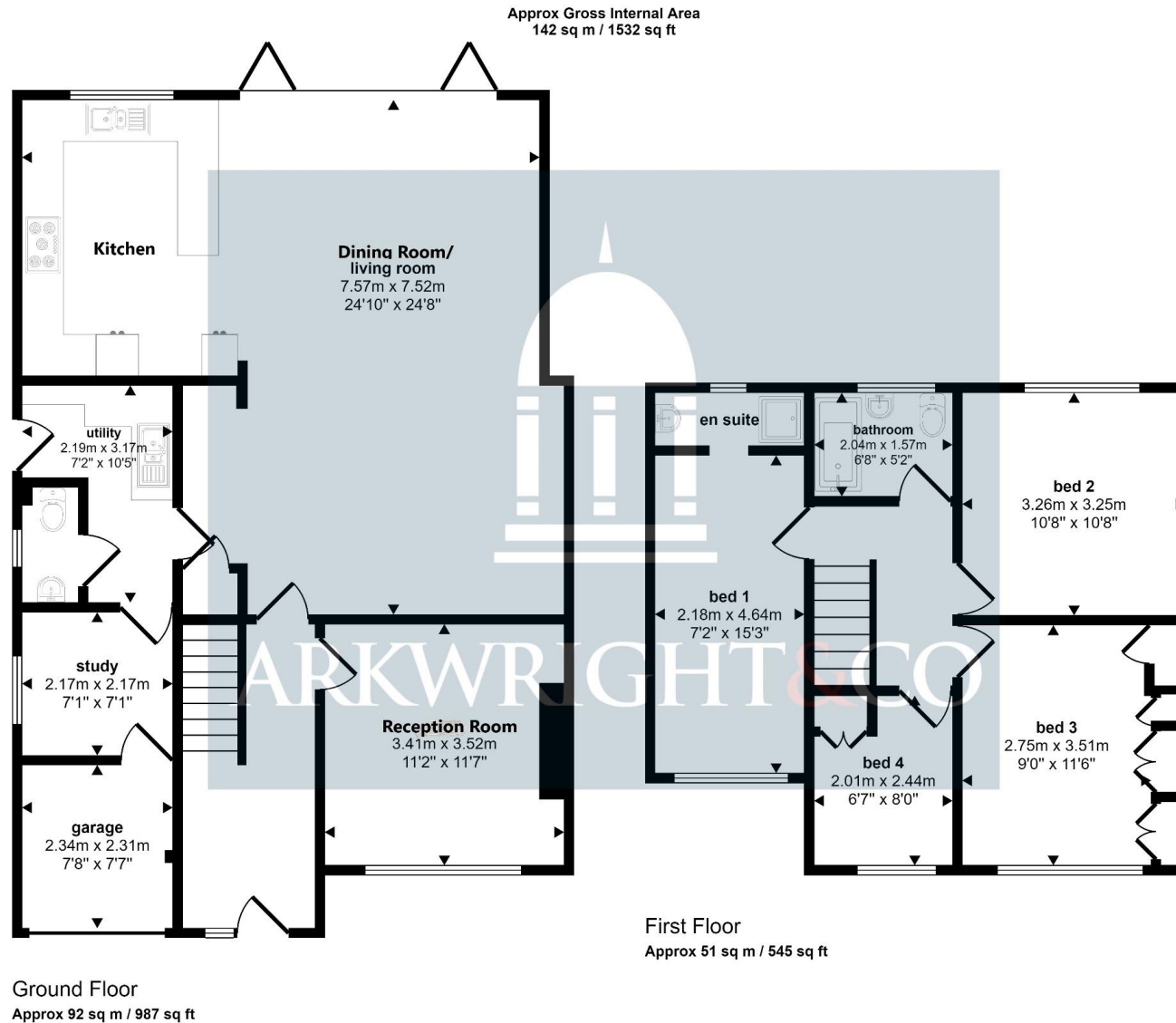
Council Tax

E









This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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