



23 Fulfen Way, Saffron Walden
CB11 4DW



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

23 Fulfen Way

Saffron Walden | Essex | CB11 4DW

Guide Price £575,000

- A well-presented, detached, four-bedroom family home
- Located on a popular residential road, just a short walk from local schooling and town centre
- Newly fitted kitchen with additional utility room
- Good size rear garden
- Principal bedroom with ensuite shower room
- EPC: D
- Off road parking and integral garage
- Council Tax Band: E

The Property

A superb, four-bedroom, family house of excellent proportion which has been extremely well maintained. The property is located in a well-established residential development, ideally placed for access to local schools and shopping. The property benefits from off street parking, garage and good size private garden.

The Setting

Fulfen Way is situated on the southern edge of Saffron Walden, just a short distance from the town centre which offers a good range of facilities including a twice weekly market, a selection of independent retailers and a Waitrose store. The development is ideally situated for local schooling including the infant and junior schools of Katherine Semar and secondary school Saffron Walden County High, both of which gained outstanding OFSTED reports. For the commuter, Audley End Station is within 2 miles which provides a regular service to London's Liverpool Street in approximately 55 minutes. Alternatively, the M11 can be accessed at junction 8, Bishop's Stortford. Stansted Airport is within 19 miles and Cambridge within 15 miles to the North.

The Accommodation

In detail, the property comprises a porch with door leading into a good size entrance hall, with staircase rising to the first floor and doors to adjoining rooms including the cloakroom. Comprising wash basin and WC. The spacious living room contains a feature gas fireplace with mantle over, access to understair storage and is filled with natural light from the French doors, providing access to the rear garden and double doors leading through to the Conservatory. A superb





space with vaulted ceiling and French doors providing access to the rear garden. The superb, recently fitted kitchen has a matching range of base and eye level units with wood worksurface incorporating a stainless-steel sink unit and window to front aspect. Integrated appliances include electric hob with extractor fan over, dishwasher, oven and microwave. There is space for a freestanding fridge/freezer. There is a door from the kitchen providing access to the utility room, fitted with a range of units and work surface with sink unit incorporated. Space and plumbing for washing machine and personal door providing side access to the property.

The first-floor landing provides access to the loft hatch, hot water cupboard and doors leading off to the adjoining rooms. The principal bedroom has window to the rear aspect, built-in wardrobes and ensuite comprising shower cubicle and wash basin. Bedroom two is a good size double with window to the rear aspect. Bedroom three has window to the front aspect. Bedroom four has window to front aspect. The family bathroom comprises panelled bath with shower attachment over, WC and wash hand basin.



Outside

The garden is generous in size and is mainly laid to lawn with a number of mature trees and bushes providing plenty of shelter and privacy. The property benefits from an integral garage with light and power.

Services

All mains services are connected.

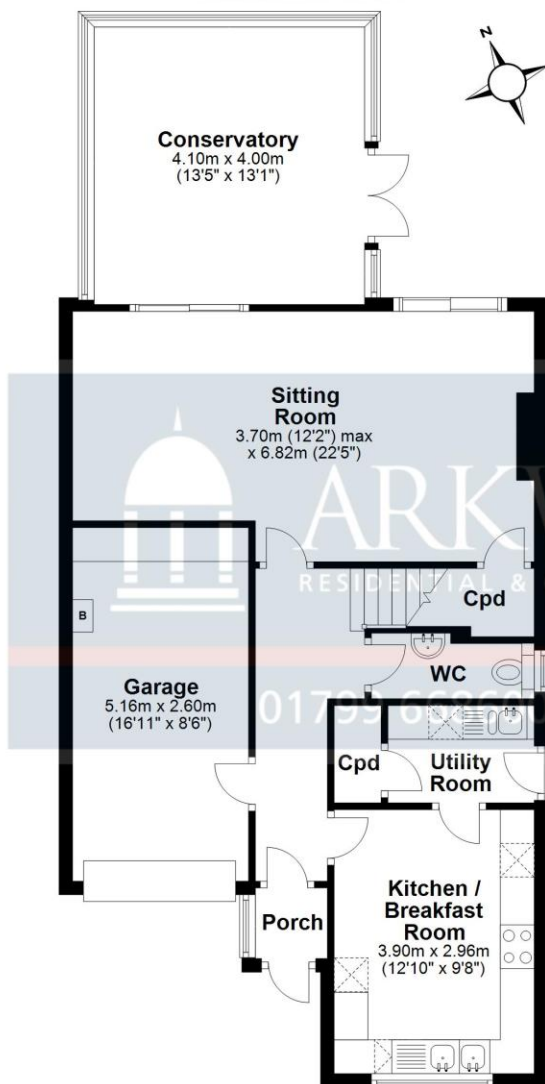
Local Authority

Uttlesford District Council



Ground Floor

Main area: approx. 69.6 sq. metres (748.9 sq. feet)
Plus garages, approx. 13.4 sq. metres (144.4 sq. feet)



First Floor

Approx. 57.5 sq. metres (619.0 sq. feet)



Main area: Approx. 127.1 sq. metres (1367.8 sq. feet)

Plus garages, approx. 13.4 sq. metres (144.4 sq. feet)

Floor plan for guidance only
Plan produced using PlanUp.

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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01799 668600

51 High Street, Saffron Walden Essex, CB10 5AR
info@arkwrightandco.co.uk
www.arkwrightandco.co.uk



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