



13 Jennings Road, Saffron Walden
CB11 3NJ



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

13 Jennings Road

Saffron Walden | Essex | CB11 3NJ

Guide Price £460,000

- Superb, 3-bedroom, 2-bathroom, semi – detached property
- Exclusive development close to all local amenities
- Stunning open plan living area with vaulted ceiling
- Off road parking for multiple vehicles
- Principal bedroom with ensuite shower room
- EPC: B
- Good size, south west facing rear garden with patio area
- Council Tax Band: E

The Property

A surprisingly spacious, 3-bedroom semi-detached family home, forming part of the exclusive modern development, ideally located in the much sought-after market town of Saffron Walden. The property has been finished to a high standard throughout and benefits from off road parking and rear garden.

The Setting

Conveniently situated to the North of Saffron Walden town centre offering ease of access to local schooling, recreational facilities and the variety of shops and amenities that Saffron Walden has to offer which include a twice weekly market, a selection of independent retailers along with a Waitrose and Tesco stores. There are a number of schools including Friends, R A Butler, St Thomas Moore and Saffron Walden County High School which is now an Academy School. For the commuter Audley End Station is within 4 miles which provides a regular service to London's Liverpool Street in approximately 55 minutes and Tottenham Hale approximately 30 mins for the Victoria Line. Alternatively, the M11 can be accessed at junction 8 & 9. Stansted Airport is within 19 miles and Cambridge within 15 miles to the North.

The Accommodation

In detail, the property comprises entrance hall with door to cloakroom with WC and wash hand basin and door leading into the superb, open plan living area. To the left sits the kitchen, fitted with a matching range of eye and base level units with work surface over and stainless-steel sink unit incorporated. Integrated appliances include fridge, freezer, dishwasher, washing machine, oven and electric hob with extractor fan over. The dining area has a window to side





aspect and the living room is filled with natural light from the patio doors, Velux windows and windows to rear garden. Stairs lead to the first floor with under stair storage.

The first-floor landing has doors leading to the adjoining rooms and access to the loft hatch. Bedroom one is a double bedroom with window to front aspect and door to en suite. Comprising shower enclosure, W.C, wash hand basin and heated towel rail. Bedroom two is a double bedroom with window to rear aspect. Bedroom three is a good size room with window to rear aspect. The family bathroom comprises panelled bath with shower attachment, W.C, wash hand basin and heated towel rail.

Outside

To the front of the property is a block paved driveway providing off road parking for three vehicles. In addition, a lawned area with mature shrub borders and gravelled area. The good size, south west facing, rear garden is laid mainly to lawn with an extended patio area, ideal for alfresco dining and pathway leading to timber shed.



Services

All mains services are connected.

Local Authority

Uttlesford District Council

Council Tax

E

Service Charge

Approximately £150, twice yearly



Ground Floor

Approx. 54.5 sq. metres (587.2 sq. feet)



**Living /
Dining
Room**

7.45m x 4.95m
(24'5" x 16'3")

Kitchen

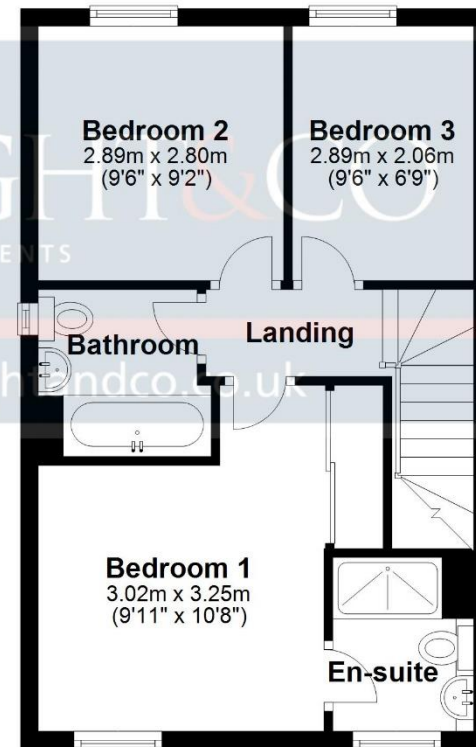
3.47m x 2.60m
(11'5" x 8'6")

Cpd

WC

First Floor

Approx. 39.5 sq. metres (425.1 sq. feet)



Bedroom 2
2.89m x 2.80m
(9'6" x 9'2")

Bedroom 3
2.89m x 2.06m
(9'6" x 6'9")

Bathroom

Landing

Bedroom 1
3.02m x 3.25m
(9'11" x 10'8")

En-suite

Total area: approx. 94.0 sq. metres (1012.3 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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