



4 Priory Close, Ickleton
CB10 1TF



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

4 Priory Close

Ickleton | Essex | CB10 1TF

Guide Price £625,000

- A well-proportioned, 4 bedroom-detached property
- Family bathroom and downstairs shower room
- Double garage & off-street parking
- Highly sought-after village
- Wonderful countryside views
- EPC: D
- Council Tax Band: F

The Property

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, double garage and enclosed rear garden.

The Setting

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.

The Accommodation

In detail, the property comprises entrance hall with staircase rising to first floor and doors leading to the adjoining rooms. To the right sits a large, dual aspect room with feature fireplace and mantle over. Double patio doors lead to the





rear garden. The kitchen is fitted with a matching range of base and eye level units with complimentary work surface over and sink unit incorporated. Integrated appliances include a gas cooker with extractor fan over and oven. A large window to side aspect with countryside views. A utility room benefits from base 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. The dining room is a good size room with large window to rear aspect and is currently utilised as a bedroom. In addition, a ground floor shower room comprising shower enclosure, W.C and wash hand basin.

The first floor, galleried landing is of generous proportions and provides access to loft hatch, airing cupboard and doors leading to the adjoining rooms. The principal bedroom is a double bedroom with window to front aspect and built in wardrobes. Bedroom two is a double bedroom with window to front aspect and built in wardrobes. Bedroom three is a double room with window to rear aspect and built in wardrobes. Bedroom four is a good size room with window to rear aspect and built in wardrobe. The family bathroom comprising panelled bath, W.C and hand wash basin.



Outside

To the front of the property is a driveway providing off-street parking for two vehicles and access to the double garage. There is side access to the rear garden which is predominantly paved with mature shrubs and trees.

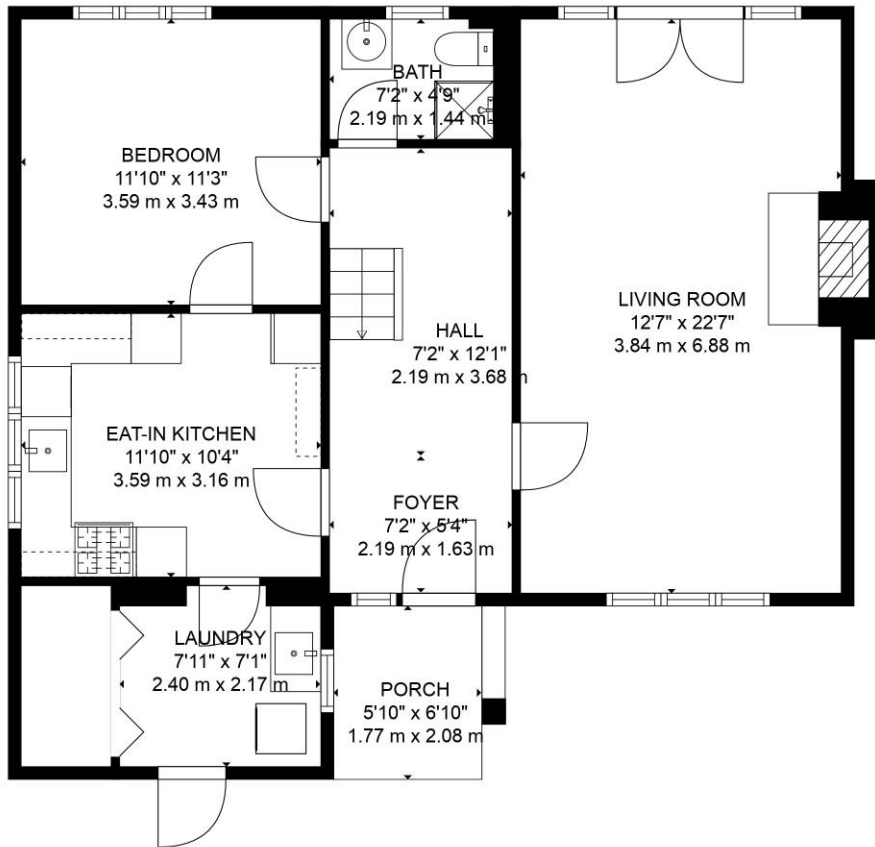
Services

All mains services are connected.

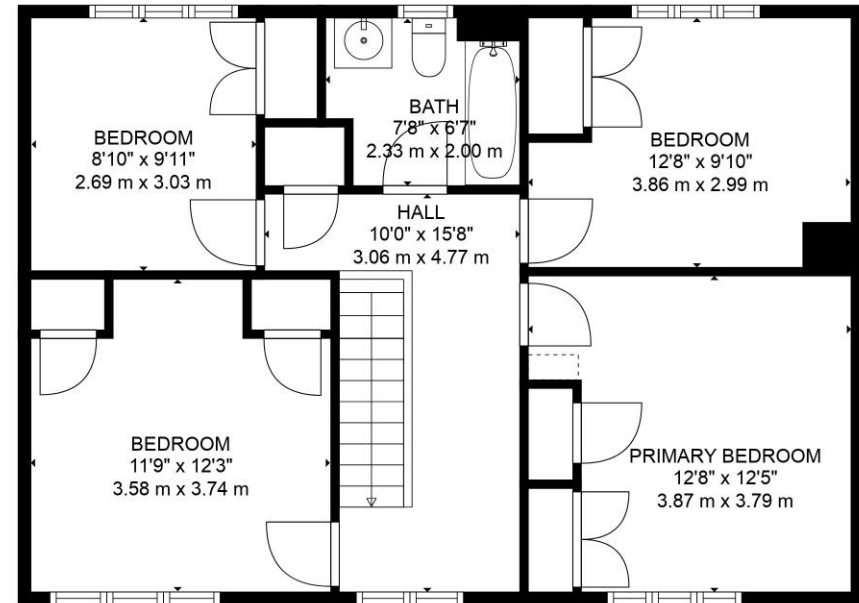
Local Authority

Uttlesford District Council





FLOOR 1



FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1: 789 sq. ft, 73 m2, FLOOR 2: 646 sq. ft, 60 m2
 EXCLUDED AREAS: UNDEFINED: 76 sq. ft, 9 m2, PORCH: 40 sq. ft, 4 m2
 TOTAL: 1435 sq. ft, 133 m2

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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