



11 Highfields

Debden, Saffron Walden





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11 Highfields is a beautiful 2-bedroom semi-detached home located in the charming village of Debden, situated just 4 miles south of Saffron Walden. Whether you are a first-time buyer or looking to downsize, this property offers an ideal opportunity for you.

As you enter the house, you will be greeted by a spacious entrance hallway that leads to various areas of the ground floor, including two reception rooms, a downstairs shower room, and stairs that take you to the first floor. The living room, an extension completed in the early 2000s, is bright and airy, with windows to the front aspect and French doors that provide seamless access to the immaculate garden and a working open fireplace.

The dining room, also with a working fireplace, features a bay window to the front aspect and connects effortlessly to the kitchen, which benefits from ample storage units, work surface space, and two further storage cupboards. The kitchen also has a back door that leads to the garden.

The master bedroom, complemented by built-in wardrobes, ensures ample storage space while the attic room, accessed via a pull-down ladder in the entrance hall, offers additional versatility as a potential office space with a skylight, perfect for those seeking a quiet retreat.

The beautifully maintained garden hosts a summer house accompanied by a storage area, ideal for relaxation or entertaining guests, while a large storage shed situated at the side of the house provides further practicality. At the rear of the property is an off-street parking space for one car on a brick-paved driveway.

This charming home is conveniently located within walking distance of the local pub, restaurant, and primary school. It offers an opportunity to enjoy a peaceful village lifestyle while still having easy access to necessary amenities. Additionally, there is a children's play area as part of the recreation ground, and a wonderful network of local footpaths for walking or walking your furry friend.



With the potential to extend (STP), this property offers the chance to tailor the living spaces to suit individual needs and preferences, making it a versatile and attractive option for those seeking a peaceful retreat in a sought-after location.

Agents Notes:

Tenure: Freehold

EPC Band: D

Uttlesford District Council - Band C - £1,843.63pa

Electric Central Heating, Mains Electric, Water & Drainage

Mobile Coverage: Mixed Indoor & Outdoor Coverage

Across All Major Networks (Ofcom)

Broadband Coverage: Superfast Available, 80 Mbps (Ofcom)

Location:

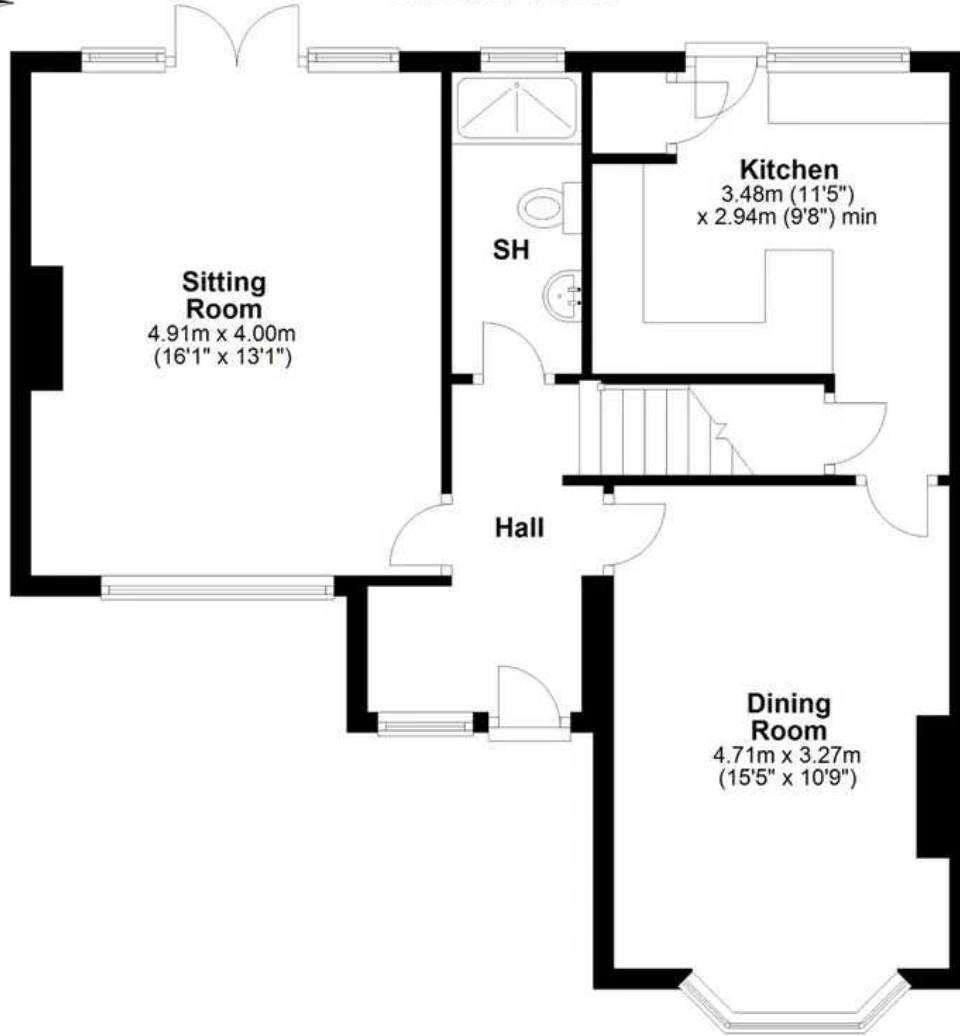
Debden is located 4 miles from Saffron Walden and is a small rural village in the Uttlesford district of Essex in the East of England with a population of 778 inhabitants (2011 Census). The village has a local primary school, a village hall that also houses the local post office, a recreation ground, there is a children's play area as part of the recreation ground and a wonderful network of local footpaths for walking and tennis courts.

- Two Bedroom Semi-Detached Home
- Two Reception Rooms
- Off-Street Parking
- Bathroom & Downstairs Shower Room
- Potential To Extend (STP)
- Immaculate Garden & Terrace Areas
- Walking Distance To Local Pub, Restaurant & Primary School
- 4-Miles South Of Nearby Saffron Walden





Ground Floor



First Floor



Approx gross internal floor area 86 sqm (925 sqft)





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Please note that all measurements are approximate and in metric units with imperial equivalents provided for guidance only. The fixtures, fittings, and appliances mentioned have not been tested. Internal photos are for general information only. For a free valuation, contact the numbers on the brochure.