



32 Plantation Close

Saffron Walden





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Located in a popular residential location, 32 Plantation Close is a mid-terrace home that has three bedrooms and offers a perfect balance of modern living and convenience.

The ground floor features an open-plan living and dining room that is flooded with natural light from windows to the front and French doors to the rear. It creates a comfortable and spacious atmosphere for entertaining or relaxing. The modern kitchen has sleek cabinetry, built-in appliances, and ample counter space for cooking enthusiasts.

Upstairs, there are three bedrooms: two doubles and a single room, as well as a family bathroom with a shower over the bath.

The northwest-facing rear garden is tranquil and perfect for enjoying al fresco dining on the newly relaid patio area adjacent to the house or relaxing in the fresh air.

Additionally, the property has off-street parking to the front and a garage en-bloc, ensuring convenience for residents with vehicles.

The house is conveniently situated within walking distance of OFSTED-rated 'Outstanding' Katherine Semar Primary School, making it perfect for families looking for great a sense of local community.



**Agents Note:**

Tenure: Freehold

Uttlesford District Council - Band C - £1,883.38pa

EPC Band C

All Mains Services Connected

Mobile Coverage: Good Coverage From All Major Networks (Ofcom)

Broadband Coverage: Ultrafast Available, 1,000 Mbps (Ofcom)

**Location:**

Saffron Walden is a historic market town 43 miles north of London that still houses a thriving market every Tuesday and Saturday along with an abundance of independent and chain shops. There is a diverse level of housing available from Tudor cottages to modern new build homes. The town is well served by local schools with several primary schools and an 'Outstanding' Ofsted-rated secondary school; Saffron Walden County High.

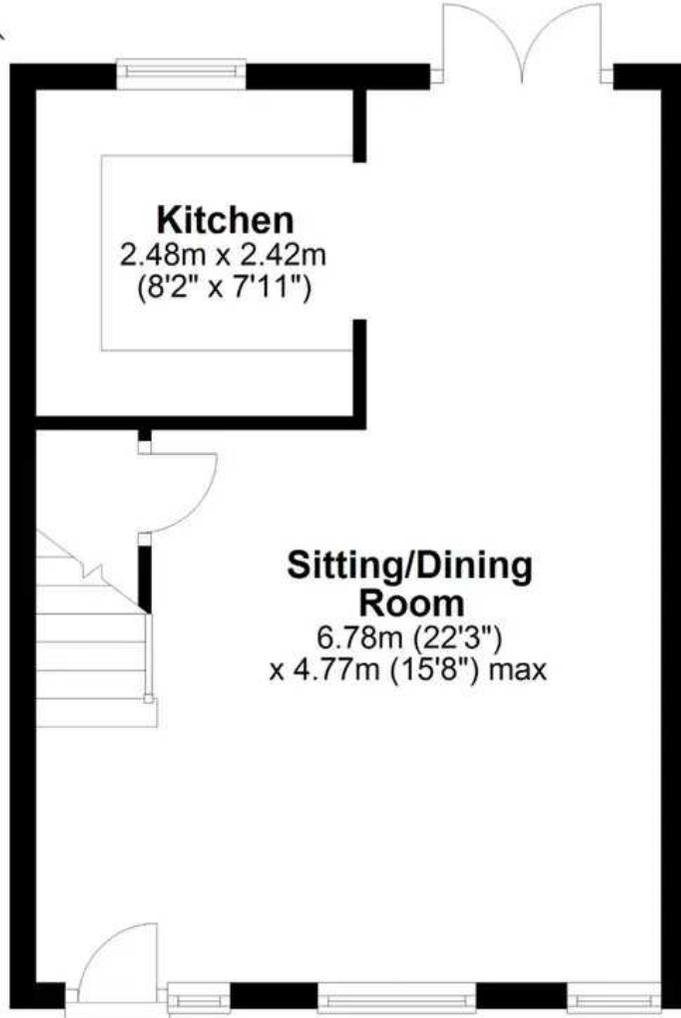
**Key Features:**

- Three Bedrooms
- Mid-Terrace Home
- Open Plan Living/Dining Room
- Modern Contemporary Kitchen
- North West Facing Rear Garden
- Off Street Parking
- Garage En-Bloc
- Walking Distance To Katherine Semar Primary School

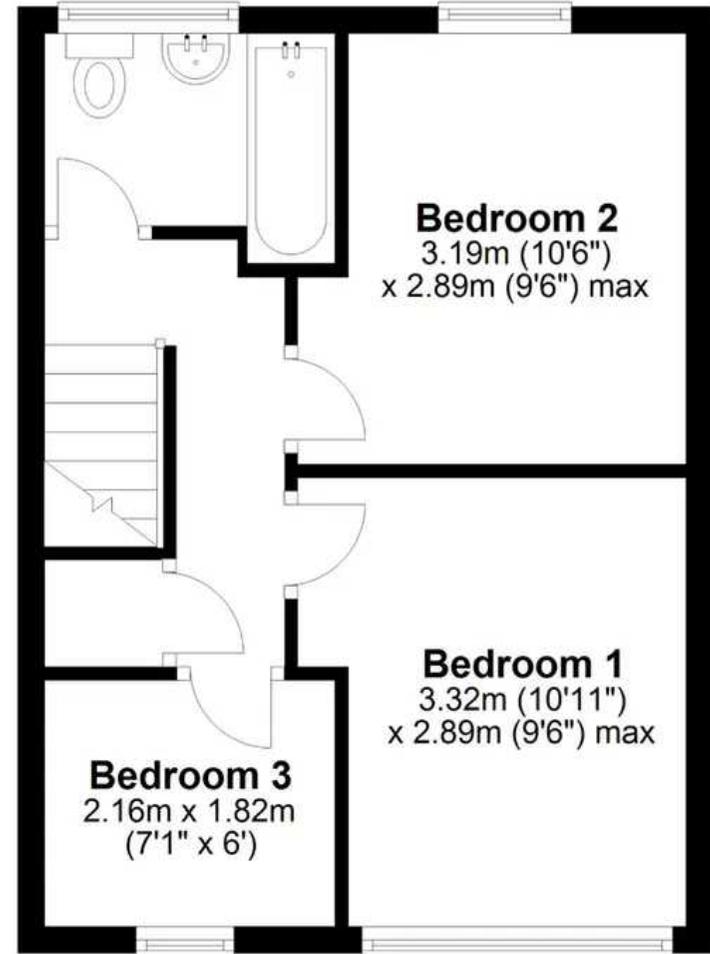




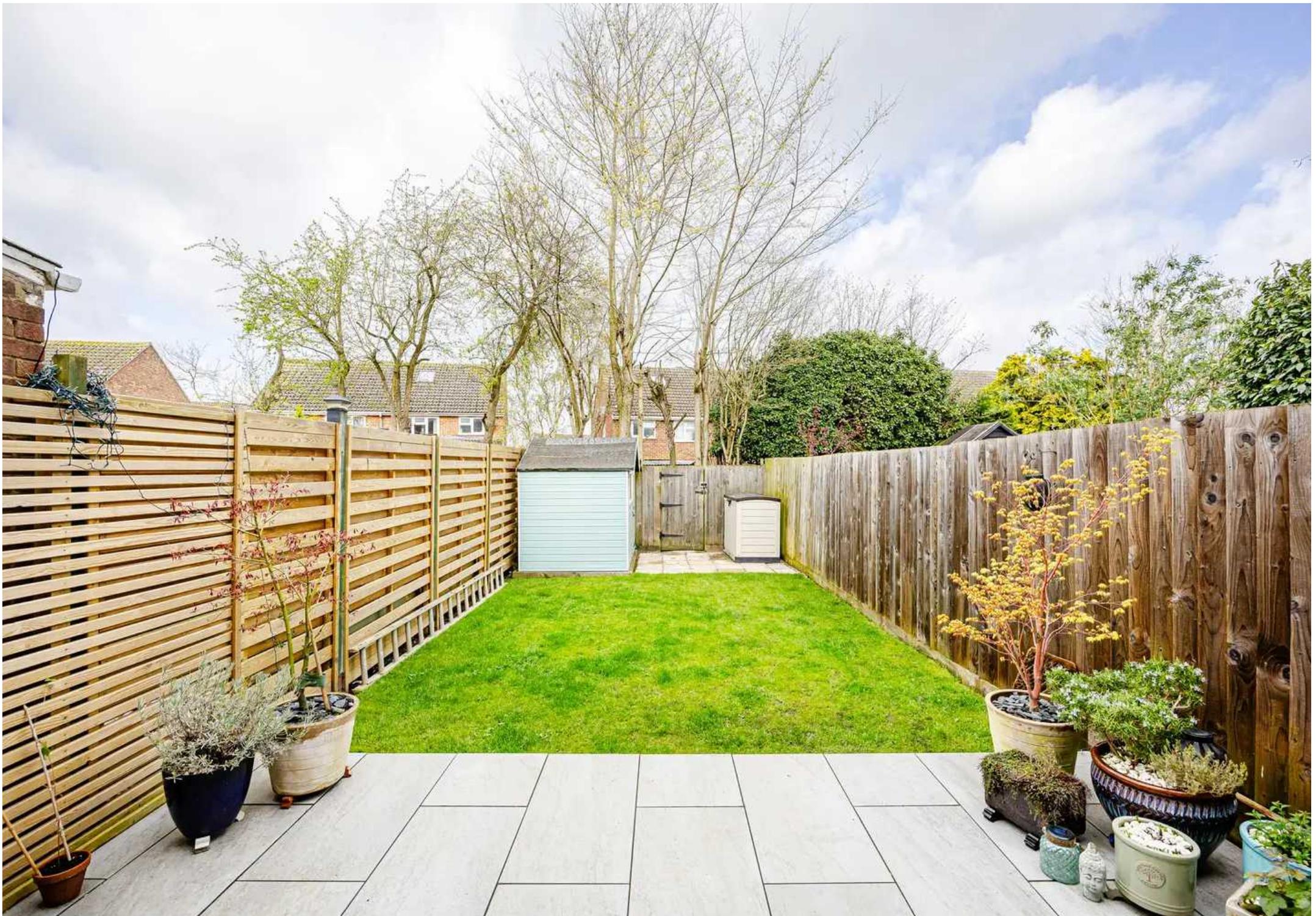
## Ground Floor



## First Floor



Approx gross internal floor area 62 sqm (675 sqft)





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MARKETING | SERVICE | RESULTS



Property Agents



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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.