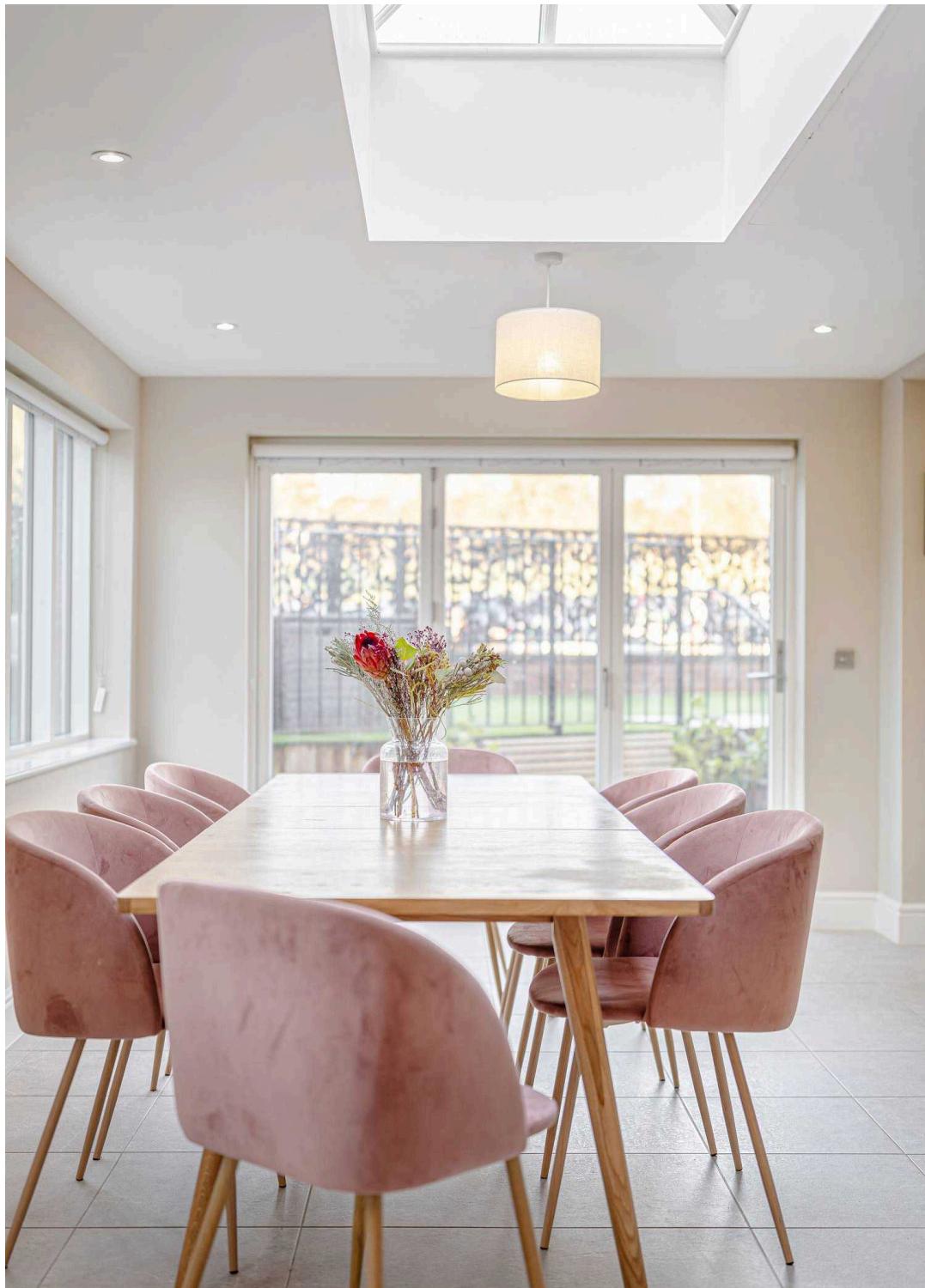




1 Constable Place, East Street

Saffron Walden, Essex





1 Constable Place, East Street

Saffron Walden, Essex

Discover an exceptional modern home nestled in the heart of historic Saffron Walden. **1 Constable Place** was constructed in 2020 by the esteemed Cityshape Heritage Ltd, this property seamlessly blends contemporary luxury with the charm of its central location. Located on the former Police Station site, this elegant residence features outstanding craftsmanship, premium amenities, and an unbeatable setting.

The ground floor is designed with modern family living in mind. At its heart lies a bespoke handmade kitchen by Herringport Furniture. This stunning kitchen combines practicality and elegance, showcasing sleek wooden cabinetry, Siemens appliances, and a water softener for added convenience. The central island is perfect for meal preparation or casual dining, while the open-plan design flows effortlessly into a spacious dining area, illuminated by a skylight and bi-fold doors that open to the rear garden.

The separate living room provides a cosy yet sophisticated retreat, complete with a beautiful feature fireplace and box-bay window, that allow natural light to pour in. A utility room and a downstairs cloakroom enhance the practical layout of the ground floor.

The first floor offers three well-appointed bedrooms, each designed to maximise space and light. These bedrooms share a luxurious family bathroom with a contemporary finish, providing ample room for a growing family or guests.

The crowning jewel of this home is the expansive second-floor master bedroom. This serene space offers breathtaking views and a private en-suite shower room, creating the ultimate retreat after a long day.





Step outside to discover the beautifully landscaped rear garden, designed for minimal maintenance and year-round enjoyment. This property backs directly onto The Common, a stunning 13-acre public green space, perfect for leisurely walks, picnics, or outdoor activities.

Private parking is located at the rear of the property, accessible via a secure gate off Common Hill, providing both convenience and peace of mind in this central location.

1 Constable Place offers the best of Saffron Walden living. The vibrant Market Square, brimming with shops, cafes, and amenities, is just a short stroll away. Families will appreciate the property's catchment area for Saffron Walden County High School, which has been rated 'Outstanding' by Ofsted, making this an ideal choice for those seeking top-tier education options.

Agents Note:

Tenure: Freehold

EPC Band B

Uttlesford District Council - Band F - £3,210.42pa

All Mains Services Connected

Whole House Air Ventilation System

Mobile Coverage: Good Indoor & Outdoor Coverage Across All Major Networks (Ofcom)

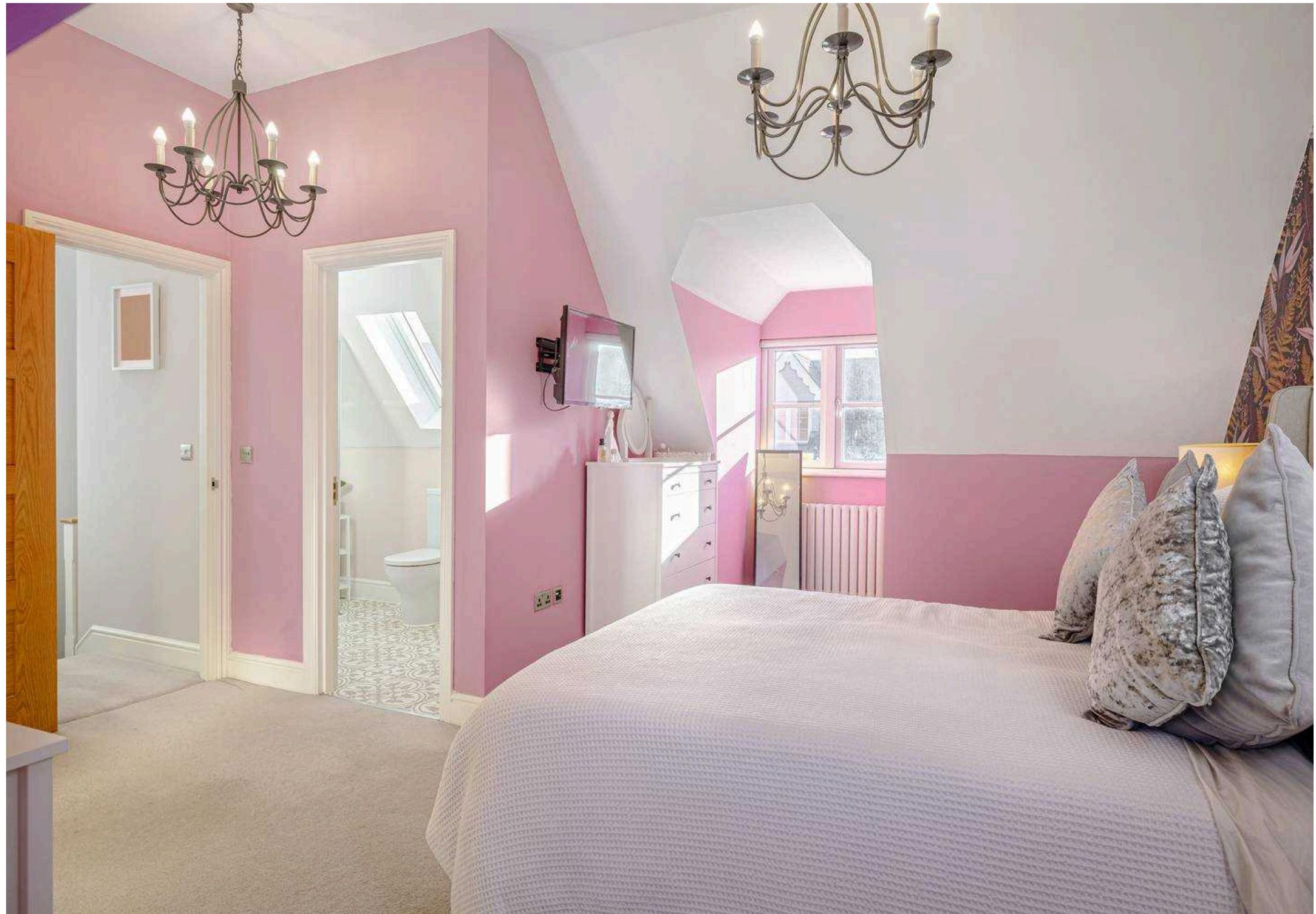
Broadband Coverage: Ultrafast Available, 1,000 Mbps (Ofcom)

Location:

Saffron Walden, Essex, is a historic market town brimming with character and charm. Known for its beautiful period architecture, excellent schools, and vibrant community, it offers an idyllic lifestyle for families and professionals. The town boasts lovely green spaces such as 'The Common,' a bustling market square with a market every Tuesday and Saturday, independent shops, cafes, and cultural landmarks. With easy access to Cambridge and London, by both road & rail (Audley End Train Station), Saffron Walden combines the best of rural tranquillity with modern convenience and connectivity.

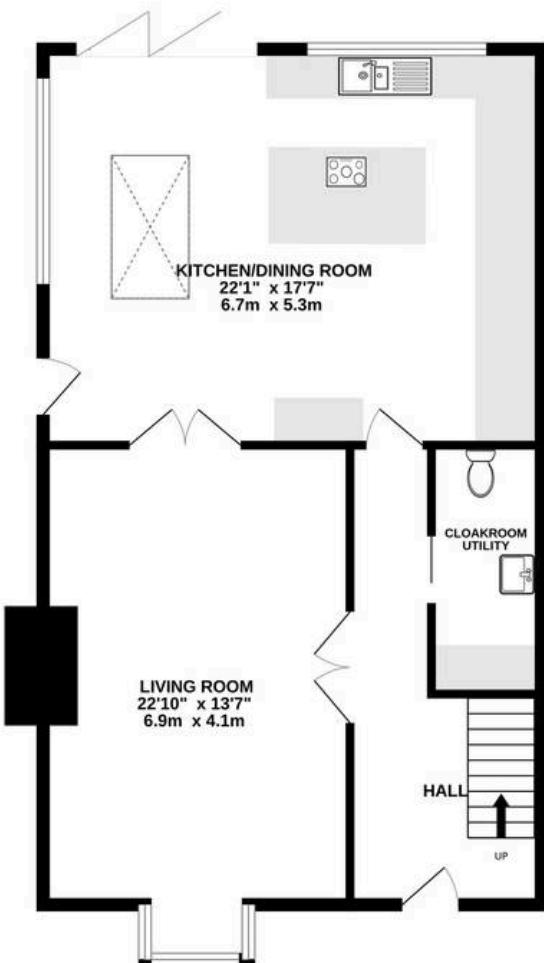




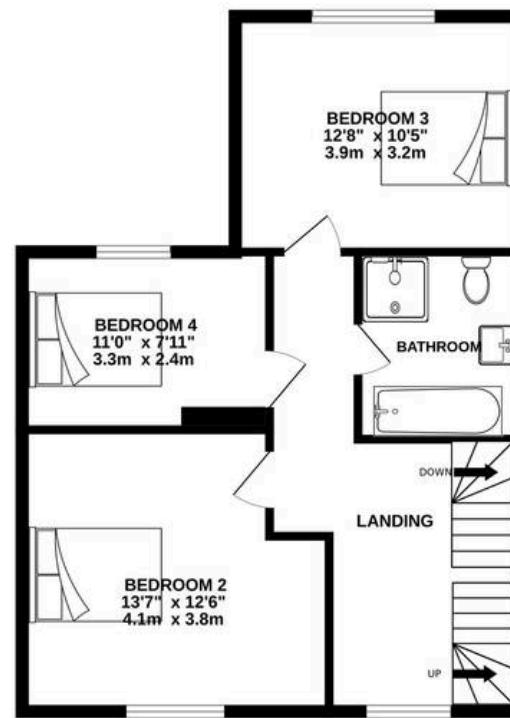




GROUND FLOOR
841 sq.ft. (78.1 sq.m.) approx.



1ST FLOOR
579 sq.ft. (53.8 sq.m.) approx.



2ND FLOOR
413 sq.ft. (38.4 sq.m.) approx.



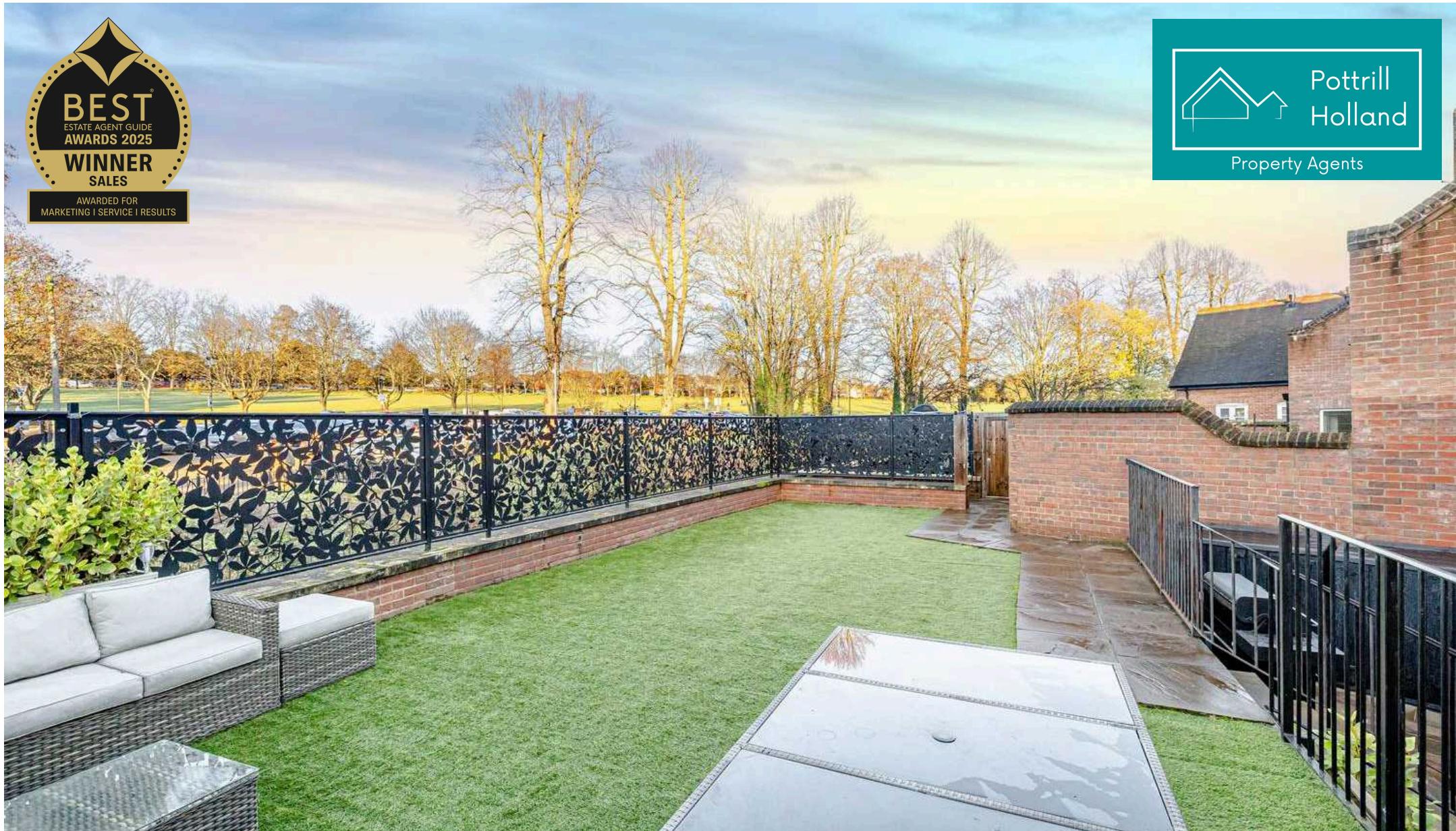
TOTAL FLOOR AREA : 1890sq.ft. (175.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024







Pottrill Holland Property Agents

12 Railey Road, Saffron Walden – CB11 3EN

07751 886249 • info@pottrillholland.co.uk • <http://www.pottrillholland.co.uk>

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.