

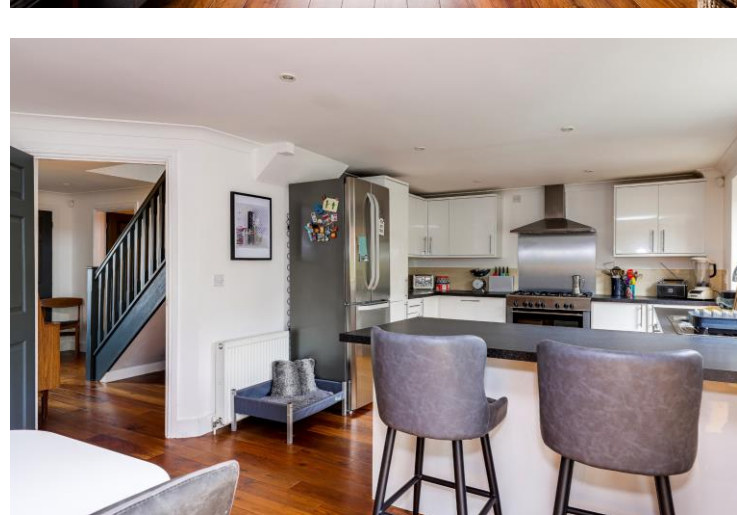
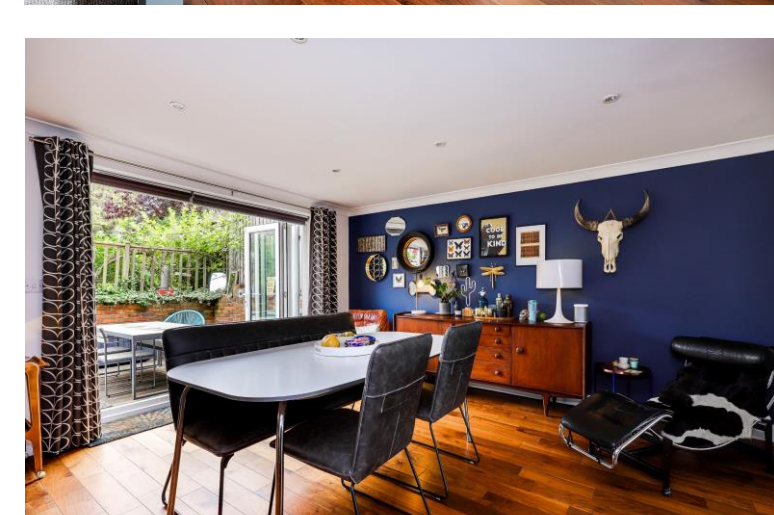
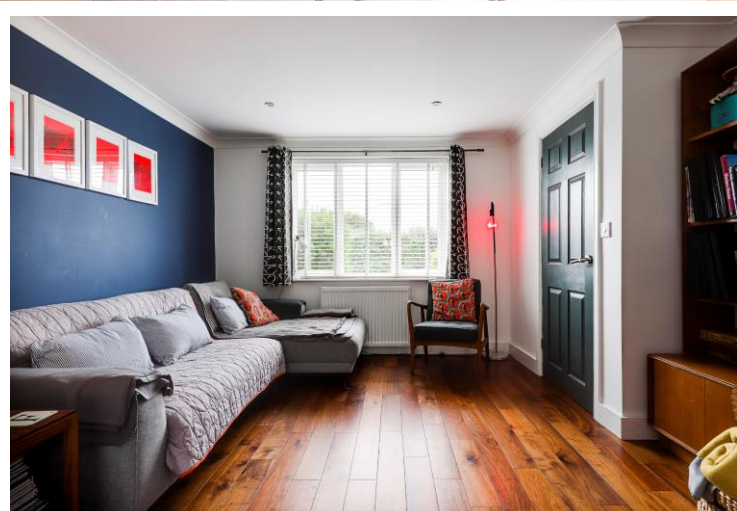
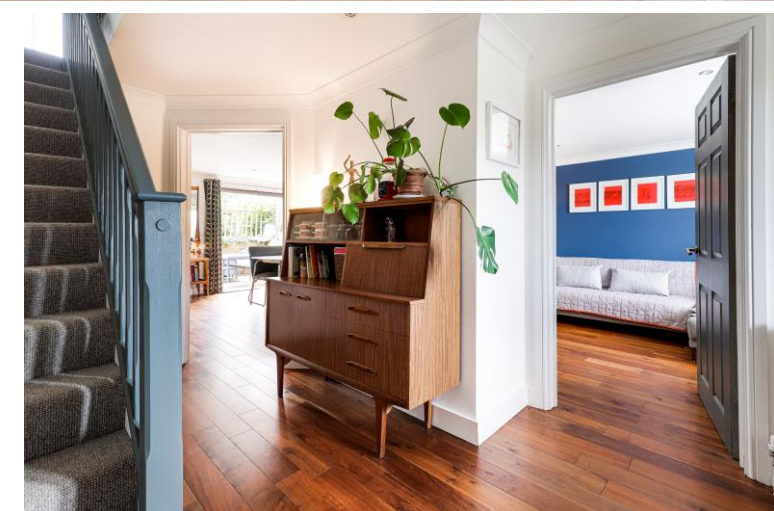


ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS



74b Little Walden Road  
Saffron Walden | Essex | CB10 2DW  
Guide Price: £685,000







A stunning 4-bedroom detached family home, benefitting from open plan living accommodation, occupying a pleasant position, ideally located just a short distance from Saffron Walden town centre, and enjoying attractive countryside views.

#### ACCOMMODATION

74b Little Walden Road is an immaculately presented 4-bedroom family home with a mix of character and contemporary finishes. Sitting on a good size plot with ample off-road parking and a delightful enclosed garden, the property has been greatly improved by the current owners and finished to a high level of specification, including a stunning modern, open plan kitchen/dining room with bi-fold doors on to the garden. The property is ideally located within walking distance of The Common and the town centre, and benefits from attractive countryside views. In detail the accommodation comprises: -

#### ON THE GROUND FLOOR

##### ENTRANCE HALL

Entrance door, stairs rising to the first floor, storage cupboard, modern wood flooring throughout the ground floor, and doors leading to;

##### OFFICE / BEDROOM FOUR 3.76m x 2.07m (12'4 x 6'10)

Currently used as an office but could also be used as a guest room/5<sup>th</sup> bedroom with en suite shower room. The room is carpeted with window to the side aspect, loft hatch with access to loft space, door to the shower room.

##### SHOWER ROOM 2.05m x 1.40m (6'9 x 4'7)

Modern suite comprising low level WC with concealed cistern, vanity wash hand basin, fully tiled shower enclosure, tiled flooring, obscured double glazed window to the front aspect and chrome towel rail.

##### KITCHEN/DINING ROOM 8.21m x 4.34m (26'11 x 14'3)

A stunning open plan space benefitting from large bi-folding doors to terrace/rear garden. The modern kitchen features a range of matching eye and base level units and complimentary work-surface over, incorporating a stainless-steel sink and drainer unit. There is a range cooker with gas hob and extractor hood over, integrated dishwasher, space and plumbing for washing machine, and space for a fridge freezer. With modern wood flooring throughout and a window and door in the kitchen leading out to the rear garden.

##### SITTING ROOM 3.67m x 3.38m (12' x 11'1)

Double folding doors lead through from the dining room. There is a large window to the front aspect, and modern wood flooring throughout.

#### ON THE FIRST FLOOR

##### LANDING

Space saver stairs to the second floor and doors leading to the adjoining rooms.

##### BEDROOM ONE 4.0m x 3.38m (13'1 x 11'11)

Large double-glazed window to the rear aspect, built-in wardrobe.

##### EN SUITE SHOWER ROOM 1.90m x 1.20m (6'3 x 3'11)

Modern suite comprising low level WC, vanity wash hand basin, fully tiled shower enclosure, tiled walls and floor, and radiator.

##### BEDROOM TWO 3.68m x 3.14m (12'1 x 10'3)

Double glazed window to the front aspect, with countryside views.

##### BEDROOM THREE 2.20m x 2.13m (7'2 x 6'11)

Double glazed window to the front aspect, with countryside views. Built-in storage cupboard.

##### FAMILY BATHROOM 2.03m x 1.85m (6'8 x 6'1)

Suite comprising low level WC with concealed cistern, vanity wash hand basin, panelled bath with shower over, obscured double glazed window to the rear aspect, fully tiled walls and flooring, and radiator.

#### ON THE SECOND FLOOR

##### LOFT ROOM 6.78m x 3.97m (22'3 x 13')

Large and bright room with two Velux windows and two built-in eaves storage cupboards.

#### FEATURES

- A well-appointed 4-bedroom detached family home
- Beautifully presented accommodation throughout, offering 4 bedrooms, including a principle bedroom with en suite shower room, and a large loft conversion.
- Generous open plan living/dining room with bi-fold doors out to the rear garden.
- Private, enclosed garden, and off-road parking for several cars.
- Well located just a short distance from the town centre and within catchment of The County High School.
- Stunning open countryside views.

#### OUTSIDE

The property benefits from a block paved front driveway providing off road for several cars. To the rear the property benefits from an attractive and private enclosed garden which is split over two tiers with a patio seating area set off the back of the house providing a good spot for some Al Fresco dining, with steps leading up to a lawned area with a variety of mature shrubs and bushes around the perimeter. There is also a gravelled area to the far left corner with a detached wood cabin.

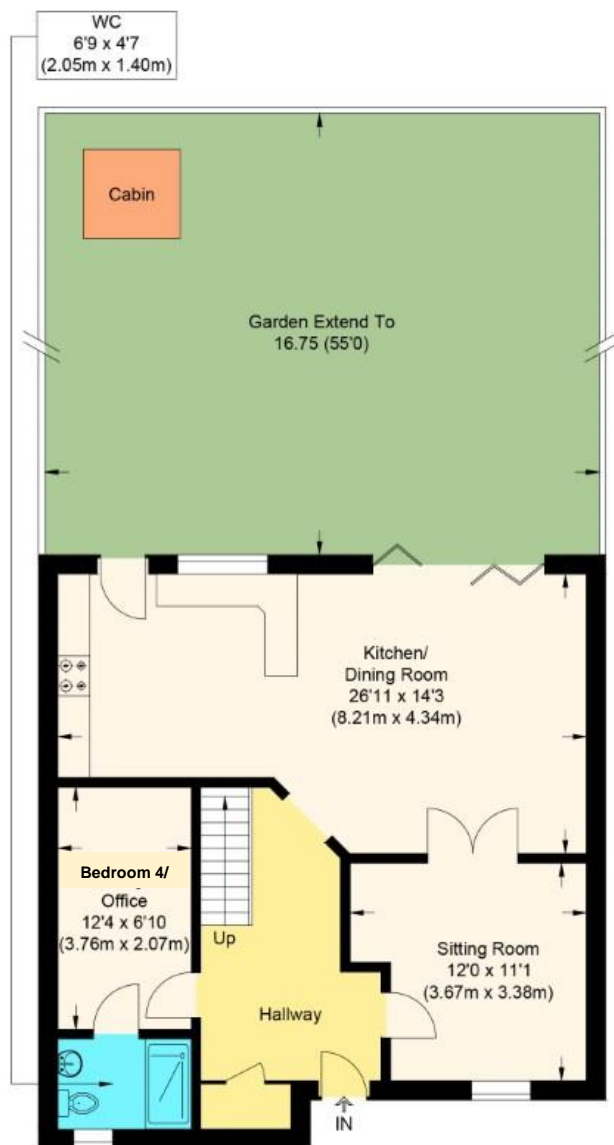
#### LOCATION

Little Walden Road is situated to the north east of Saffron Walden town centre and is within 10 minutes walking distance to market square. Saffron Walden offers a good range of facilities including a twice weekly market, a selection of independent retailers and a Waitrose store. There are a number of schools including, R A Butler, St Thomas Moore, and Saffron Walden County High School. For the commuter Audley End Station is within 2 miles which provides a regular service to London's Liverpool Street in approximately 55 minutes. Alternatively, the M11 can be accessed at junction 9, Great Chesterford. Stansted Airport is within 19 miles and Cambridge within 15 miles to the north.

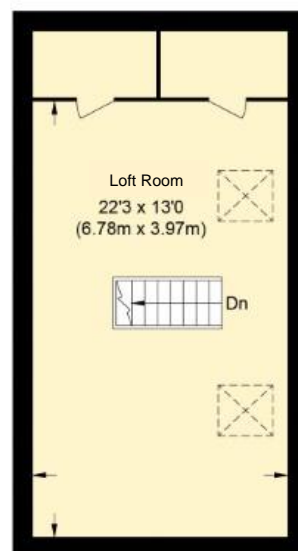
#### SERVICES

All mains services are connected.

EPC Rating: Band B



**Ground Floor**



**Second Floor**



**First Floor**



## Little Walden Road

Approximate Gross Internal Floor Area : 145.60 sq m / 1567.22 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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