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RESIDENTIAL & COMMERCIAL AGENTS



**2 Lords Close**  
Sewards End | Saffron Walden | CB10 2EN  
**Guide Price: £650,000**



# A well-appointed 4-bedroom detached family home occupying a pleasant position ideally located within this popular village and just a short distance from Saffron Walden and its amenities.

## ACCOMMODATION

A wonderful and charming detached home in the popular village of Sowards End, located just on the outskirts of Saffron Walden. The well-appointed home has been lovingly maintained by the current owners and benefits from a stunning mature and secluded garden with an abundance of hedging, trees and shrubs, integral garage, and off-road parking for a number of vehicles. The spacious and flexible living accommodation comprises of a sitting room, dining room kitchen/breakfast room, utility room and study on the ground floor with 4 good sized bedrooms, en suite shower room and family bathroom to the first. 2 Lords Close is set in a quiet cul-de-sac back from the road behind a gravelled driveway and small lawned front garden. In detail the accommodation comprises:-

### ON THE GROUND FLOOR

#### ENTRANCE HALL

Covered canopy front door leading into a spacious entrance hall with wood flooring, stairs rising to the first floor, doors leading the adjoining rooms and door to the integral garage.

#### CLOAKROOM

Suite comprising low level wc and pedestal wash hand basin.

#### SITTING ROOM

A lovely bright room with window to the front aspect, wood flooring and feature fireplace with brick surround. Leads through to the dining room.

#### DINING ROOM

With wood flooring and French doors leading out to the rear patio area. Glazed door to:

#### KITCHEN/BREAKFAST ROOM

Fitted with an extensive range of solid wood base and eye level units with wood worksurface over, incorporating a stainless-steel sink and mixer tap with drainer, built-in electric oven with gas hob and extractor over. The space opens up to the breakfast area with French doors opening out to the rear garden. Understairs cupboard and doors leading to the utility room and study.

#### UTILITY ROOM

Fitted with a matching range of base and eye level units with complimentary worksurface over. Space and plumbing for washing machine and tumble dryer, external part glazed door leading to rear garden of the house.

#### STUDY

Large skylight providing plenty of natural light and door to the kitchen.

## ON THE FIRST FLOOR

### LANDING

Window to the side aspect and doors leading to;

#### BEDROOM ONE

Large window to the front aspect, door to en suite shower room, leads through the dressing area / bedroom two.

#### EN SUITE SHOWER ROOM

Suite comprising large fully tiled corner shower enclosure, low level wc, pedestal wash hand basin, part tiled walls, and obscured window to the side aspect.

#### BEDROOM TWO

Window to the front aspect and fitted wardrobes.

#### BEDROOM THREE

Rear facing window with garden views.

#### BEDROOM FOUR

Rear facing window with garden views.

#### FAMILY BATHROOM

Suite comprising panelled bath with handheld shower, low level wc, pedestal wash hand basin, part tiled walls, and obscured window to the side aspect.

## OUTSIDE

To the front of the house is a graveled driveway providing off-road parking, with a small lawned area to the side. To the rear of the house is a beautiful mature garden bordered by conifer hedging, mature ferns and an abundance of shrubs, bushes, and plants. The garden split in to two lawned areas, and stretches 140ft in total, with a patio area leading from the kitchen and dining room, ideal for al fresco dining and entertaining. The garden is wonderfully secluded.

## LOCATION

Sowards End is an attractive village just to the east of the market town of Saffron Walden which has a good range of facilities including a wide selection of restaurants, coffee bars and boutiques. The town is also well served with private and state schooling; in particular the popular Saffron Walden County High School and Dame Bradbury's which is part of the Stephen Perse Foundation are within 2 – 3 miles. For the commuter, Audley End Station is within 4 miles and provides a regular service to London's Liverpool Street (55 minutes).

## SERVICES

All mains services are connected.

## EPC RATING

Band D



## Lords Close Seward End, CB10 2EN

Approximate Gross Internal Floor Area : 130.0 sq m / 1399.30 sq ft

Garage : 13.70 sq m / 147.46 sq ft

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

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