



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS



12 Pilgrim Close, Great Chesterford, CB10 1QG

A well-presented 3-bedroom semi-detached house located in the much sought-after and well-served village of Great Chesterford. Benefitting from off street parking for 2 vehicles, playroom/study and a downstairs cloakroom. Planning permission for two storey side extension and one storey front and back extension.

Guide Price £310,000

- 3-bedroom family home
- Off-road parking for 2 cars
- Sought-after village location
- Ofsted rated 'Outstanding' primary school
- Enclosed rear garden
- Planning permission granted to extend



ACCOMMODATION

12 Pilgrim Close is a well-presented 3-bedroom semi-detached house located in the much sought-after and well-served village of Great Chesterford. Benefitting from a playroom/study, cloakroom sitting room, dining room and kitchen on the ground floor, and 3 good sized bedrooms and family bathroom to the first floor. Outside is off-street parking for 2 cars to the front, and an enclosed garden to the rear. There is also the added benefit of approved planning permission for a two story side extension and one storey front and back extension. In detail, the accommodation comprises:-

GROUND FLOOR

ENTRANCE HALL Entrance door and doors to adjoining rooms.

CLOAKROOM Comprising ceramic wash basin with tiled splashbacks, low level WC and obscure double glazed window to the front aspect.

PLAY ROOM/STUDY 15' 8" x 7' 8" (4.8m x 2.36m) Integrated storage cupboard and double glazed window to the front aspect.

DINING ROOM 12' 7" x 10' 4" (3.86m x 3.15m) Double glazed window to the front aspect. Opening to:

SITTING ROOM 17' 3" x 10' 11" (5.28m x 3.35m) Double glazed windows and French doors opening to the rear patio and staircase rising to the first floor. Door to:

KITCHEN 11' 8" x 6' 11" (3.58m x 2.13m) Fitted with a range of base and eye level units, electric double oven, five ring gas hob with extractor over, stainless steel sink with tiled splashbacks and integrated dishwasher. Double glazed door with adjoining double glazed window to the rear patio.

FIRST FLOOR

LANDING Doors to adjoining rooms.

BEDROOM 1 13' 1" x 10' 7" (4m x 3.25m) Built-in wardrobes and double glazed window to the front aspect.

BEDROOM 2 10' 7" x 10' 7" (3.25m x 3.23m) Double glazed windows to the rear aspect.

BEDROOM 3 9' 8" x 7' 6" (2.95m x 2.31m) max (L-shaped). Built-in storage cupboard and double glazed window to the front aspect.

BATHROOM Suite comprising panelled bath unit with shower over, ceramic wash basin with vanity cupboards beneath and low level WC. Tiled walls and flooring and obscure double glazed window to the rear aspect.

OUTSIDE There is off-street parking for one vehicle to the front of the property and gated side access to the rear garden. Adjoining the property is a paved terrace area, perfect for al fresco entertaining, with steps leading up to the garden which is predominantly laid to lawn.

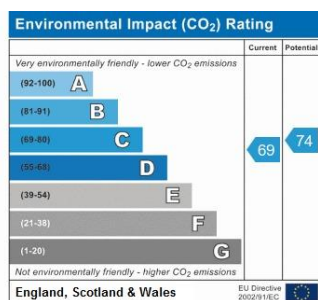
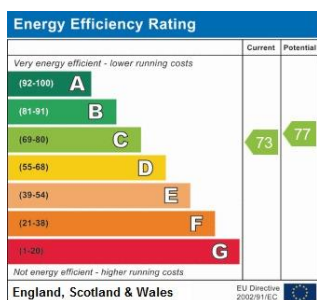
LOCATION

Great Chesterford is one of the area's most sought after villages with its outstanding range of local amenities including a store, fine church, primary school, hotel/restaurant, 2 inns and its own mainline railway station with a commuter service to Cambridge and London Liverpool Street. The market town of Saffron Walden is situated about 4 miles to the south and the university city of Cambridge about 11 miles to the north. The nearest M11 motorway access point is less than 1 mile away at Stump Cross and for the international commuter Stansted Airport is located just off Junction 8 on the M11 motorway close to Bishop's Stortford.



Approx gross internal floor area 93 sqm (1000 sqft)





COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Uttlesford District Council

SERVICES

All mains services are connected.

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