



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS



## 7 Pleasant Valley

Saffron Walden | Essex | CB11 4AW

£850,000



A spacious 4-bedroom detached property benefitting from a good size plot, double garage, and ample off-road parking, situated within walking distance to the town and well-regarded schooling.

#### ACCOMMODATION

7 Pleasant Valley is a well-appointed family home which has been lovingly maintained by the current owners to provide well-proportioned and versatile living accommodation. The spacious accommodation includes a large sitting room, a versatile 4<sup>th</sup> bedroom/family room/study, ground floor wet room, formal dining room, a kitchen/breakfast room, and conservatory with French doors leading out on to a large and beautifully maintained garden with terrace and seating areas. Upstairs the property benefits a further 3 good sized bedrooms, including master with en suite, and a shower room. There is also an attached double garage with utility room, offering excellent scope to extend further, subject to the necessary planning permissions. Outside, the plot totals approximately 0.5 acres and includes an in and out driveway to the front, providing off road parking for multiple vehicles, and landscaped gardens to the rear. The property is well located within walking distance to the local amenities and highly regarded schooling at both primary and secondary level. In detail, the accommodation comprises: -

#### ENTRANCE HALL

Entrance porch with glazed door opening into a good-sized hallway with exposed brickwork, floor to ceiling window to the front aspect and staircase rising to first floor with storage cupboard under. Doors to adjoining rooms and garage.

#### SITTING ROOM (9.62M X 4.24M)

Large room filled with natural light with double-glazed bay window to the front aspect and glazed sliding doors to the rear aspect leading to the conservatory. Featuring an attractive brick fireplace housing a log burning stove.

#### CONSERVATORY (3.06M X 3.98M)

Double glazed windows to 3 aspects provide views of the beautifully maintained gardens. French doors open out on to the rear terrace.

#### KITCHEN / BREAKFAST ROOM (3.62M X 3.78M)

Well-appointed kitchen fitted with a range of wooden base and eye level units with complimentary work surface over, incorporating a stainless-steel sink and drainer unit. With built in eye-level oven and grill, 4-ring gas hob with extractor hood over, space and plumbing for dishwasher and space for fridge freezer. Window and door to the rear aspect, leading out to rear terrace area and garden.

#### DINING ROOM (3.62M X 4.28M)

Versatile room with 2 double-glazed windows to the front aspect.

#### DOWNSTAIRS WET ROOM

Fully tiled suite comprising low level WC, overhead and hand-held shower unit, vanity wash hand basin, and ladder radiator.

#### 4<sup>th</sup> BEDROOM / FAMILY ROOM / STUDY (3.60M X 4.26M)

Well-proportioned room with window to front aspect, fitted storage cupboards.

#### FIRST FLOOR LANDING

Doors leading to: -

#### MASTER BEDROOM (6.08M X 3.94M)

A wonderful light room with windows to rear and side aspects, built in wardrobes and eaves storage. Door to: -

#### EN-SUITE SHOWER ROOM

Suite comprising fully tiled shower enclosure, low level WC with concealed cistern, his and hers vanity wash hand basin, window to rear aspect, and ladder radiator.

#### BEDROOM 3 (2.78M X 4.70M)

Window to side aspect, built in cupboard and eaves storage.

#### BEDROOM 2 (3.20M X 4.24M)

Window to front aspect, built in cupboard.

#### SHOWER ROOM

Modern fitted bathroom bath with shower over, wash hand basin, obscure window to the side aspect, fully tiled.

#### GARAGE (8.94M X 4.92M)

Integral single garage with rear access and door to the utility room.

#### UTILITY ROOM (3.74M X 2.18M)

Fitted with base and eye level units, incorporating a sink and drainer unit. With space and plumbing for a washing machine and tumble drier.

#### OUTSIDE

The property sits in the middle of a generous plot of approximately 0.5 acres. Hedging provides a good degree of privacy from the road, and a large in and out driveway provides easy access and parking for several cars. To the rear is a generous garden, laid predominantly to lawn, containing a variety of mature plants, shrubs, and trees. A paved patio adjoins the rear of the property, perfect for al fresco dining and entertaining. There is also an attached useful storeroom, housing the boiler, and a large greenhouse located to the side of the property.

#### LOCATION

7 Pleasant Valley is conveniently situated to the north of Saffron Walden town centre, offering ease of access to local schooling, recreational facilities, and the variety of shops and amenities that Saffron Walden has to offer, which include a twice weekly market, a selection of independent retailers, along with a Waitrose and Tesco stores. There are several well-regarded schools within walking distance, including R A Butler, St Thomas Moore, and the renowned Saffron Walden County High School, which is now an Academy School. For the commuter, Audley End Station is within 4 miles, which provides a regular service to London's Liverpool Street in approximately 55 minutes, and Tottenham Hale approximately 30 mins for the Victoria Line. Alternatively, the M11 can be accessed at junction 8 & 9. Stansted Airport is within 19 miles and Cambridge within 15 miles to the north.

#### SERVICES

All mains services are connected

#### EPC BAND

Band B

#### COUNCIL TAX BAND

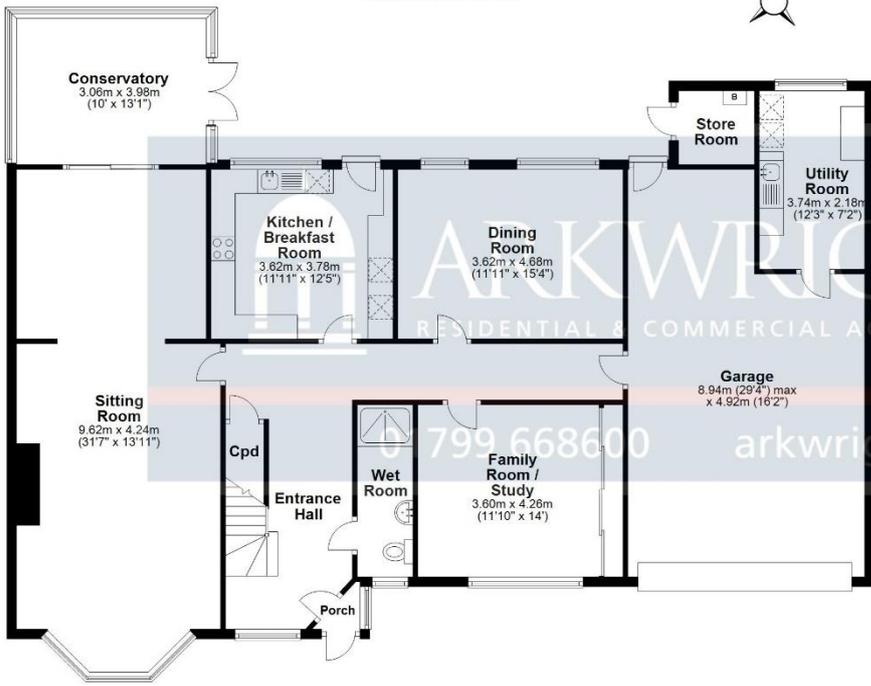
Tax band G

#### TENURE

Freehold

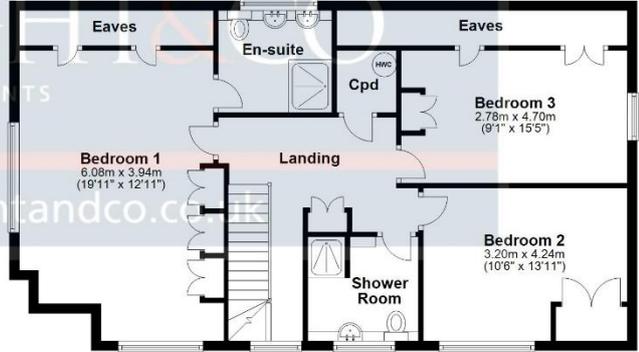
**Ground Floor**

Main area: approx. 129.0 sq. metres (1388.6 sq. feet)  
 Plus garage: approx. 38.0 sq. metres (408.6 sq. feet)  
 Plus store room: approx. 2.4 sq. metres (25.3 sq. feet)  
 Plus utility room: approx. 8.2 sq. metres (87.8 sq. feet)



**First Floor**

Main area: approx. 81.9 sq. metres (881.5 sq. feet)  
 Plus eaves: approx. 3.8 sq. metres (41.0 sq. feet)



Main area: Approx. 210.9 sq. metres (2270.2 sq. feet)

Plus garages: approx. 38.0 sq. metres (408.6 sq. feet)  
 Plus eaves: approx. 3.8 sq. metres (41.0 sq. feet)  
 Plus store room: approx. 2.4 sq. metres (25.3 sq. feet)  
 Plus utility room: approx. 8.2 sq. metres (87.8 sq. feet)

Floor plan for guidance only  
 Plan produced using PlanUp







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