

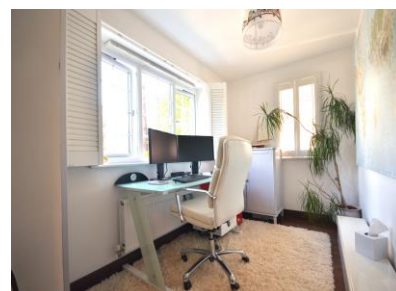


Peggys Walk, Littlebury, Saffron Walden

Price: Freehold £530,000

- BEAUTIFULLY PRESENTED
- VILLAGE LOCATION
- AIR SOURCE HEATING
- HOME OFFICE
- DRIVEWAY
- LARGE GARAGE

EPC Rating: C



Littlebury is a north-west Essex village with many period properties, a public house and parish church. The market town of Saffron Walden is approximately 2.5 miles away, providing shops, schools, recreational facilities and other amenities. Cambridge, approximately 14 miles away, provides first class education, further amenities, shopping centres, etc. The mainline railway station at Audley End is approximately 2 miles away providing train service to London Liverpool Street. The M11 (J9) is approximately 3 miles from the village.

This Beautifully presented four double bedroom detached home has been much improved by the current owners and benefits from Air Source Heating. The property also perfectly caters for working from home with a bright and spacious study. There is a good sized driveway which in turn leads to an oversized garage.

Entrance Hall:

Giving access to all ground floor accommodation and stairs rising to first floor with storage under, walnut strip flooring.

Cloakroom:

Benefitting from an inner lobby which is perfect storage for coats, a further door opens to the actual cloakroom with WC and Wash basin, it has been designed to accommodate a wet room if necessary.

Study:

10'10 x 6'5 With windows to the front and side with bespoke wooden shutters.

Lounge:

14'2 x 11'2 Wood burner and window to side, again with bespoke shutters, double glazed sliding doors leading to the rear garden.

Kitchen/Diner

19' 8" x 9'11 A good sized, light and spacious room with double glazed window to front with bespoke wooden shutters, double glazed sliding doors to the rear garden

patio, walnut strip wood flooring. The kitchen area itself is fitted with a range of base and eye-level units with under-lighters and work top over, ceramic one and a half bowl sink with mixer tap, high gloss units with built-in fridge freezer, dishwasher and washer dryer, space for an additional fridge freezer.

Landing:

Double glazed window to halfway point, door to first floor rooms including access to loft space and door to airing cupboard.

Master Bedroom:

11'4" x 11' 3" Double glazed window to rear aspect with bespoke wooden shutters, built-in double wardrobe with sliding mirrored doors, door to:

En-suite:

Fitted with a high quality suite comprising low level WC with hidden cistern, wall-mounted wash hand basin, oversized shower cubicle, fully tiled and with drench showerhead and moveable shower attachment, tiled flooring, extractor fan, stainless steel heated towel rail, mirrored double storage cupboards, spotlights and obscured window to side access.

Bedroom 2:

12'5 x 9'1 Window to front with bespoke wooden shutters.

Bedroom 3:

10'11 x 8'7 Bespoke wooden shutters on window to front.

Bedroom 4:

9'11 x 7' Window to rear with bespoke wooden shutter.

Family Bathroom:

Part-tiled and fitted with a three piece suite comprising low level WC with hidden cistern, wall-mounted wash hand basin, deep panelled bath with centrally located taps and shower attachment, obscured double glazed window to front aspect, heated towel rail, shaver point.



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Kevin Henry has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Kevin Henry has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SAF100798 - 0004

Outside:

To the front there are mature beds with a range of shrubs and plants, block paved drive providing off-street parking for two cars, leading to an oversized detached garage with up and over door, power and light connected.

The rear has two patio areas leading from the lounge and kitchen, the rest is laid mainly to lawn with flower and shrub borders, personal door to garage and gated side access.

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