



18 Peggys Walk, Littlebury
CB11 4TG



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

18 Peggys Walk

Littlebury | Essex | CB11 4TG

Guide Price £625,000

- An attractive four-bedroom, three-bathroom family home
- Good size plot approaching 0.25 of an acre
- Fantastic principal bedroom suite with superb countryside views
- Desirable village location
- Stunning open plan kitchen/dining space
- Offered with no upward chain
- EPC: D / Council Tax Band: E

The Property

A surprisingly spacious four-bedroom detached family home which has been lovingly renovated by previous owners to a high standard throughout. The property benefits from a large garden, countryside views, off road parking, garage and is offered no upward chain.

The Setting

Peggys Walk is well positioned just a short walk to the centre of the village, which has a thriving community and village pub with a highly regarded restaurant. The school bus conveniently stops at the end of the road and mainline train stations Audley End and Great Chesterford are within a 5-minute drive. Littlebury is a picturesque and leafy village close to the Cambridgeshire border, set 1.6 miles away from the historical market town Saffron Walden which offers a wide range of amenities to include Waitrose supermarket, a vast array of social clubs, a leisure centre, gym. This property falls in to the catchment area for much sought-after The Saffron Walden County High School. For the commuter, Audley End mainline station is positioned just a short distance away with trains to London Liverpool Street from 51 minutes, and Cambridge from 18 minutes.

The Accommodation

In detail the property comprises of an entrance door leading into porch with fitted storage to one side and a door leading through to inner hallway where stairs rise to the first floor, under stairs storage, and doors leading to the adjoining rooms. To the left is a shower room comprising WC, wash hand basin and corner shower enclosure. The good size sitting room leads through to the open plan kitchen / dining area with French doors out to the paved terrace. The kitchen is the real hub of the home fitted with a matching range of base and eye level gloss units with a dark wood effect work top over incorporating a breakfast bar and ceramic sink unit. Inset electric hob with extractor over, integrated eye line oven, microwave and under counter dishwasher, space and plumbing for fridge/freezer. There is a large window to the rear aspect overlooking the generous garden with the addition of a vaulted ceiling with two Velux windows. In addition the study/family room has window to the front aspect, large, shelved storage cupboard and door leading





through to the utility room. Fitted with eye level units with work surface and sink unit incorporated with space and plumbing for washing machine and tumble dryer.

The first-floor landing has stairs rising to the second floor and doors to the adjoining rooms. Bedroom two is a double room with window to the rear aspect. Bedroom three is a double room with window to the front aspect. A fourth good size bedroom has a window to rear aspect. The family bathroom comprises 'P' shape panelled bath with shower attachment over, WC and wash hand basin. The second-floor landing is filled with natural light from the Velux window, access to eaves storage and door to the principal bedroom. A generous bedroom with stunning floor to ceiling windows overlooking the garden and far-reaching countryside views with the addition of a Velux window adding extra light. The ensuite comprises 'his and hers' vanity unit sinks, W.C and a double shower enclosure.

Outside

To the front of the property is a tarmac driveway for multiple vehicles, with a good size lawned area with brick border. A single garage with power and light connected with an up and over door, housing for the hot water cylinder, boiler



and overhead 'loft style' boarded storage. Access to the rear garden is through a covered passage way running to the side of the garage. To the rear of the house is a large, paved terrace for alfresco dining, steps down to the laid to lawn garden with mature hedging, shrubs and trees. There is the addition of a summer house with potential to create a home office/studio.

Services

Oil fired central heating. Mains water and electric are connected. Nest controlled heating system.

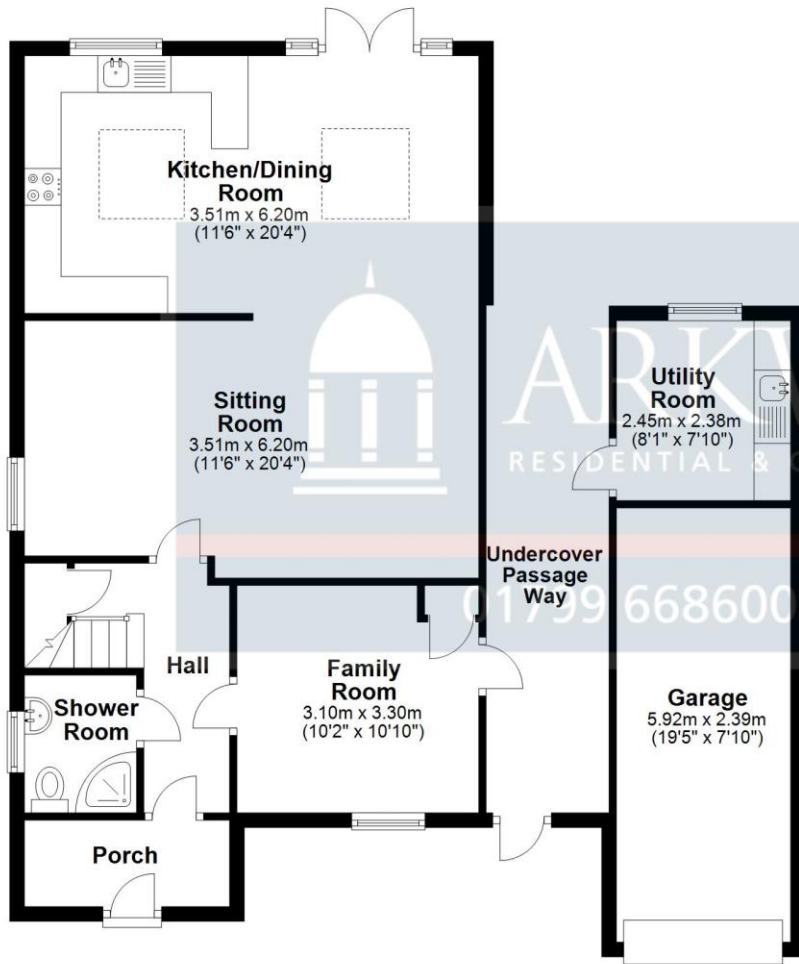
Local Authority

Uttlesford District Council



Ground Floor

Main area: approx. 73.4 sq. metres (790.1 sq. feet)
 Plus garages, approx. 14.1 sq. metres (152.3 sq. feet)
 Plus passageway, approx. 11.3 sq. metres (121.2 sq. feet)



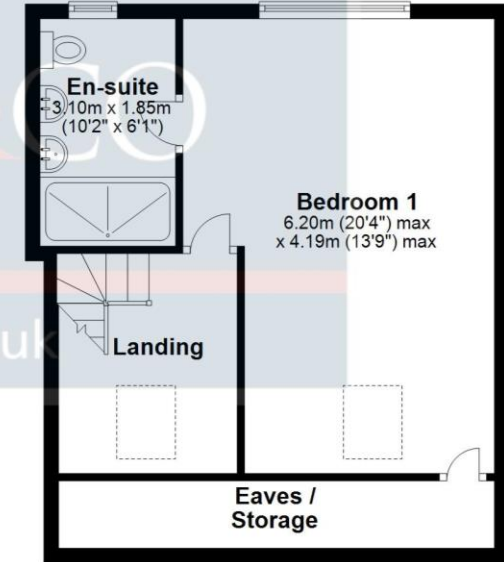
First Floor

Approx. 44.5 sq. metres (479.4 sq. feet)



Second Floor

Main area: approx. 37.3 sq. metres (401.3 sq. feet)
 Plus eaves / storage, approx. 5.5 sq. metres (58.9 sq. feet)



Main area: Approx. 155.2 sq. metres (1670.8 sq. feet)

Plus garages, approx. 14.1 sq. metres (152.3 sq. feet)
 Plus passageway, approx. 11.3 sq. metres (121.2 sq. feet)
 Plus eaves / storage, approx. 5.5 sq. metres (58.9 sq. feet)

Floor plan for guidance only
 Plan produced using PlanUp.

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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