



36 Jacksons Lane, Saffron Walden  
CB10 1PT



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

# 36 Jacksons Lane

Saffron Walden | Essex | CB10 1PT

## Offers In Excess Of £650,000

- Immaculately presented three bedroom detached family home
- Ample off-road parking and integral garage
- Renovated to a high standard throughout, offering accommodation extending to 1606 sqft
- Superb south facing rear garden
- Stunning open plan kitchen with bi-folding doors onto the garden
- EPC: D
- Council Tax Band: D

### The Property

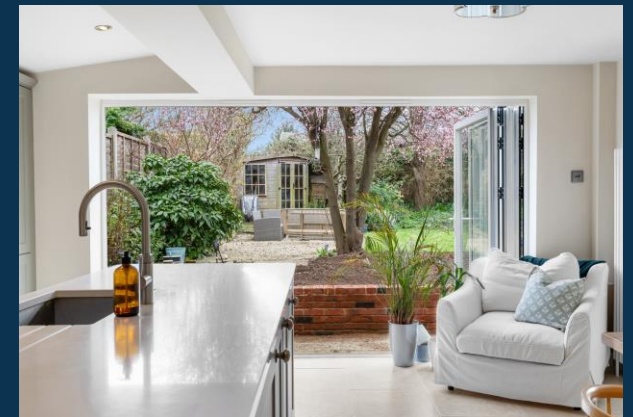
A superb detached three-bedroom family home which has been extended and updated by the current owners. Ideally located within walking distance of the village amenities whilst enjoying ample off-road parking, garage and south facing rear garden.

### The Setting

Jacksons Lane is ideally located on the edge of the charming village of Great Chesterford, on the outskirts of Essex. The property is well situated for those needing to commute, with easy access to mainline railway stations into London Liverpool Street and Cambridge, and excellent road links via the A11 and M11, Stansted Airport, the M25 and London. The village has a thriving local community and excellent amenities including a primary school, doctor's surgery, two public houses, a hotel, and a very good shop/bakery selling locally sourced meat, fish and vegetables, as well as delicatessen/store cupboard produce. The picturesque market town of Saffron Walden is only 4 miles away offering a wide range of shops, cafes and restaurants, and Cambridge, Addenbrooke's Hospital and the high-tech industries are all just a short distance away. There is excellent secondary schooling in the area, including Newport Grammar and Saffron Walden County High, as well as the many renowned independent schools in Cambridge. A local bus service runs daily to Cambridge and Saffron Walden.

### The Accommodation

In detail the property comprises of a spacious entrance hall with stairs rising to the first floor, two built in storage cupboards, opening leading to a study area with two windows to front aspect, door to cloakroom with W.C and wash hand basin and doors to the adjoining rooms. The superb open plan kitchen/ dining room is the hub of the home filled with natural light from the bi folding doors leading onto the patio area and fitted with an extensive range of matching eye and base level units with quartz worksurface over. Integrated appliances include full length fridge, freezer, dishwasher, double oven, induction hob with extractor fan over and wine fridge. A central island provides additional preparation space with undermounted sink unit with Quooker tap. There is ample space for a dining table and there is





a door leading into the utility room. Fitted with a range of eye and base level units with worktop over and sink unit incorporated. There is space and plumbing for washing machine, tumble dryer, fridge and door onto the driveway. An opening from the kitchen leads into the good size sitting room with built in electric fire, sliding doors onto the rear garden and double doors leading into the conservatory. A versatile space with double doors onto the patio area.

The first-floor landing provides access to the loft hatch and adjoining rooms. Bedroom one is a double room with a range of built in wardrobes, window to front aspect and access to eaves storage. Bedroom two is a double room with window to rear aspect, range of built in wardrobes and access to eaves storage. The third bedroom is a good size room with window to side aspect. The shower room comprises walk in shower, W.C and wash hand basin.

### Outside

The property is set in an attractive, mature plot with an extensive block paved driveway to the front, providing ample off-street parking with well-stocked flower and shrub borders. There is pedestrian access to the south facing rear garden which is a particular feature of the property. It enjoys a paved terrace and lawned garden with an abundance of flower



and shrub beds and mature trees. In addition, there is a greenhouse and additional shingle seating area. The garage has an up and over door with light and power.

### Services

Mains electric, water and drainage is connected. Gas fired heating. Fibre broadband is available and mobile signal is good.

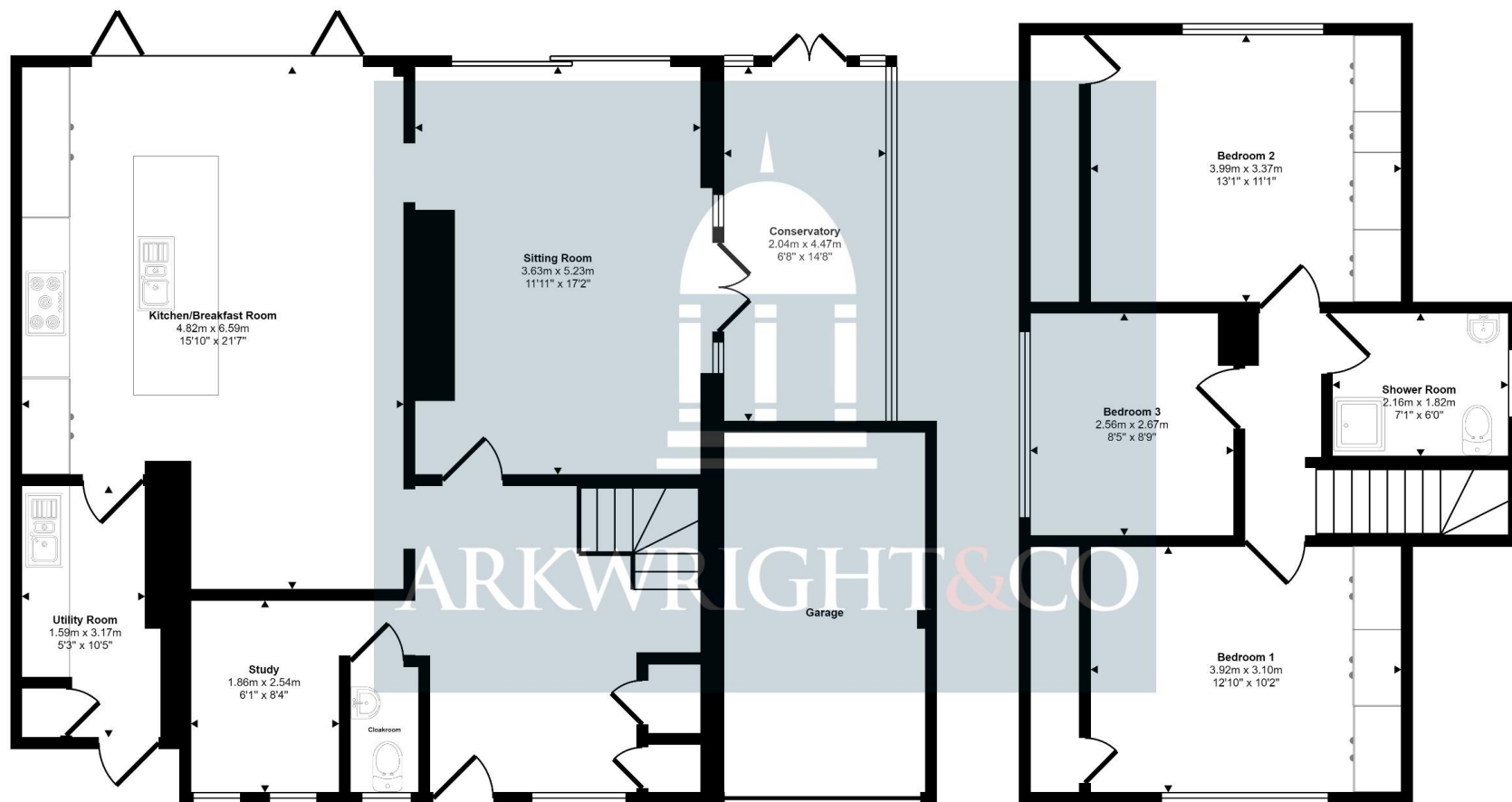
**Tenure** - Freehold

**Property Construction** – Brick built with render and tiled roof.

**Local Authority** – Uttlesford District Council



Approx Gross Internal Area  
149 sq m / 1606 sq ft



Ground Floor  
Approx 101 sq m / 1083 sq ft

First Floor  
Approx 49 sq m / 523 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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