



48 Peaslands Road, Saffron Walden
CB11 3EF



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

48 Peaslands Road

Saffron Walden | Essex | CB11 3EF

Guide Price £600,000

- A well-appointed, 3 bedroom detached family home, with excellent scope to extend the property, subject to planning.
- Occupying a pleasant, elevated position set back from the road.
- Ample off-road parking, garage and attractive enclosed garden.
- Ideally located just a short distance from the town centre.
- Well placed within walking distance of the highly regarded local schooling.
- Available with no upward chain
- EPC Rating: E

The Property

A well-appointed, 3-bedroom detached family home, ideally located just a short distance from the town centre. The property sits centrally on a good size plot in a pleasant, elevated position and benefitting from ample off-road parking and an attractive garden. The property itself provides a wonderful family living space, with excellently proportioned rooms throughout, whilst also providing superb scope to extend the property further should more space be required.

The Setting

Peaslands Road is ideally situated close to the heart of the historic town of Saffron Walden, just a short walk from the market square, the common and the beautiful Bridge End Gardens. The town itself has an abundance of boutiques, coffee shops and restaurants, along with many popular high street retailers, including Waitrose and a thriving twice weekly market. The town's leisure facilities include an 18 hole golf course, a cinema and an 800 seat concert hall. The town is well situated with Audley End station within 3 miles, providing a regular service to London's Liverpool Street in approximately 55 minutes. Alternatively the M11 can be accessed at junction 8, Bishop's Stortford. Stansted airport is within 19 miles and the University City of Cambridge is within 15 miles to the North.

The Accommodation

In detail the property comprises on the ground floor of a large entrance hall with doors leading off to a generous front sitting room, a kitchen set to the rear fitted with a range of base and eye level units with worksurface over incorporating a stainless steel sink unit. There is a fitted eye level electric oven and space for a dishwasher and washing machine under counter.





A side door from the kitchen provides access to a side passage which in turn leads through to a rear conservatory. Also leading off the entrance hall, to the rear, is a WC and a dining room with door leading out to the rear garden.

On the first floor the property benefits from 3 generous bedrooms and a family bathroom, all accessed off a good size landing area.

Outside

The property is set back from the road in an elevated position, set behind a large front driveway providing off road parking for a number of cars as well as access to a single garage. To the rear of the property is an enclosed rear garden. The attractive rear south facing garden is set over two tiers with a paved patio area on the lower level. The top tier is laid to lawn with a selection of shrubs and trees. There is a large garden shed set to the rear of the garden, providing useful space.

Services

All mains' services are connected.

Local Authority

Uttlesford District Council

Council Tax

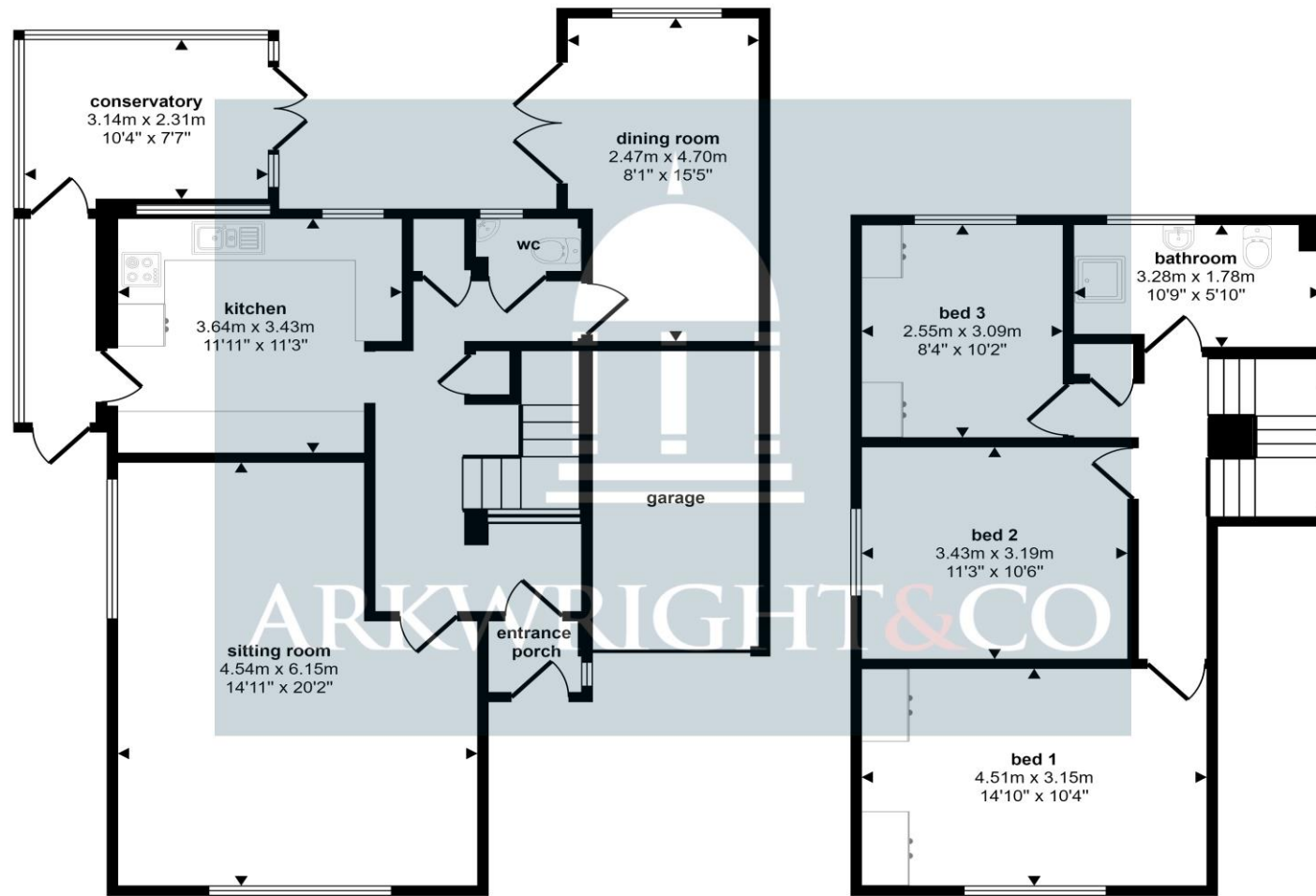
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Tenure

Freehold



Approx Gross Internal Area
137 sq m / 1469 sq ft



Ground Floor
Approx 87 sq m / 932 sq ft

First Floor
Approx 50 sq m / 538 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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