



16 Maypole Close, Saffron Walden
CB11 4DB



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

16 Maypole Close

Saffron Walden | Essex | CB11 4DB

Guide Price £700,000

- A spacious, four-bedroom detached family home
- Accommodation extending to 1702 sqft with scope to modernise
- Offered with no upward chain
- Countryside views
- Integral garage and off-road parking
- Ideally located for local schooling and amenities
- EPC: E
- Council Tax Band: F

The Property

A rarely available and well-proportioned, four-bedroom, two-bathroom property extending to 1720 sqft offering well-appointed accommodation whilst also providing the opportunity to potentially re model and create more accommodation should it be required. In addition, there is off road parking, integral garage, good size rear garden and is offered with no upward chain.

The Setting

Maypole Close is situated on the southern edge of Saffron Walden, just a short distance from the town centre which offers a good range of facilities including a twice weekly market, a selection of independent retailers and a Waitrose store. The development is ideally situated for local schooling including the infant and junior schools of Katherine Semar and secondary school Saffron Walden County High, both of which gained outstanding OFSTED reports. For the commuter, Audley End Station is within 2 miles which provides 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 Cambridge within 15 miles to the North.

The Accommodation

In detail, the property comprises of an entrance hall with stairs rising to the first floor and doors to the adjoining rooms. To the left sits a generous dual aspect, open plan dining/ family room with large window to front aspect and patio doors leading onto a decked area. The kitchen is fitted with a matching range of eye and base level units with work surface over and inset sink unit. There is space and plumbing for an oven/ cooker with extractor fan over, dishwasher and fridge/freezer. An internal door leads to the garage. The utility room has space and plumbing for washing machine and tumble dryer, a door leads to the rear garden.





On the ground floor are two double bedrooms, both with built in wardrobes. Bedroom one has a window to rear aspect and bedroom four has a window to front aspect. The shower room comprises W.C, wash hand basin and shower enclosure.

The first-floor landing has a window to front aspect, airing cupboard, access to the loft and doors leading to the adjoining rooms. A triple aspect sitting room is a particular feature of the property with sliding doors providing access to the balcony and countryside views beyond, there are steps leading down to the side of the property. Bedroom two has a window to rear aspect and built in wardrobes. Bedroom three has a window to front aspect and built in wardrobes. The bathroom comprises W.C, wash hand basin and panelled bath.

Outside

To the front of the property is a block paved driveway providing off road parking and a lawned area with mature shrubs. A good size rear garden is laid mainly to lawn with established trees and shrubs backing on to open countryside.



Services

All mains services are connected

Local Authority

Uttlesford District Council

Council Tax

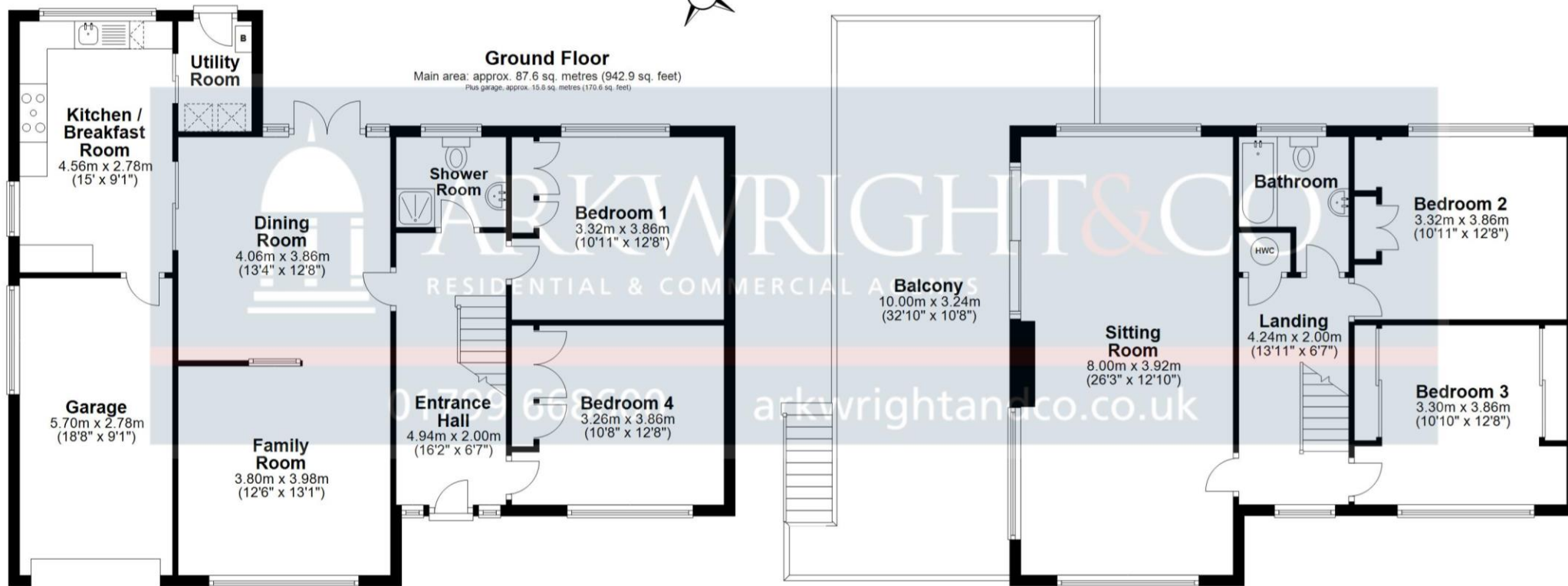
F





First Floor

Main area: approx. 72.2 sq. metres (777.5 sq. feet)
Plus balcony, approx. 43.8 sq. metres (471.8 sq. feet)



Main area: Approx. 159.8 sq. metres (1720.5 sq. feet)

Plus balcony, approx. 43.8 sq. metres (471.8 sq. feet)
Plus garage, approx. 15.8 sq. metres (170.6 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.



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS



01799 668600

51 High Street, Saffron Walden Essex, CB10 5AR
info@arkwrightandco.co.uk
www.arkwrightandco.co.uk



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS