



29 Bell College Court, South Road  
CB11 3FA



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

# 29 Bell College Court

South Road | Saffron Walden | CB11 3FA

## Guide Price £650,000

- A superb three-bedroom, two-bathroom townhouse
- Exclusive, gated development built in 2013
- Spacious kitchen/ dining room
- Walking distance to the town centre
- Principal bedroom with ensuite
- Offered with no upward chain
- Detached garage with off road parking
- EPC: B / Council Tax Band: E

### The Property

An attractive and well proportioned, three double bedroom townhouse with accommodation extending to 1354sqft, set within a gated development. Ideally located withing walking distance of the town centre benefitting from a detached garage, off road parking, rear garden and is offered with no upward chain.

### The Setting

Located just off South Road, it is ideally situated close to the heart of the historic town of Saffron Walden, just a short walk from the market square. The town itself has an abundance of boutiques, coffee shops and restaurants, along with many popular high street retailers, including Waitrose and a twice weekly thriving market. 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.

### The Accommodation

In detail the property comprises a spacious entrance hallway where stairs rise to the first floor with stair lift, understair storage cupboard, cloakroom with W.C and wash hand basin and doors to the adjoining rooms. To the left sits a good size dining room with window to front aspect. The superb kitchen is fitted with an extensive range of base and eye level units with stone composite work surface over, incorporating induction hob with extractor hood over, built-in oven and combination microwave above, fridge and freezer, washing machine, dishwasher and twin bowl sink unit. A pair of double doors providing views and access to the private garden and terrace.

The first-floor landing has stairs rising to the second floor and doors to adjoining rooms. The generous sitting room is filled with natural light from the window to the rear aspect with views over the garden and surrounding area. There is a





electric fire with mantle over. The third bedroom has a window to the front aspect and a range of built-in wardrobes with sliding doors. The family bathroom comprises panelled bath with independent shower over, WC, wash hand basin and heated towel rail.

The second-floor landing provides access to the airing cupboard housing the boiler and doors to the adjoining rooms. The principal bedroom has a window to the rear aspect with elevated views over the garden and surrounding area and benefits from an extensive range of fitted wardrobes with sliding doors. A door leads to the ensuite comprising shower enclosure, WC, wash hand basin and heated towel rail. Bedroom three has a window to front aspect.

### Outside

The development is accessed via a gated entrance which has a telecom system to the house. The house is accessed via a block-paved driveway. To the front of the property there is a path with adjoining artificial lawn grass with hedging and shrub beds. To the rear of the property there is a paved terrace which is ideal for al fresco entertaining, with steps



leading down to the main garden which is mainly laid to artificial lawn grass with further paving, timber shed and gated access to the parking area. The garage has an up and over door and parking space to the front.

### Services

All mains services are connected. The property benefits from solar panels.

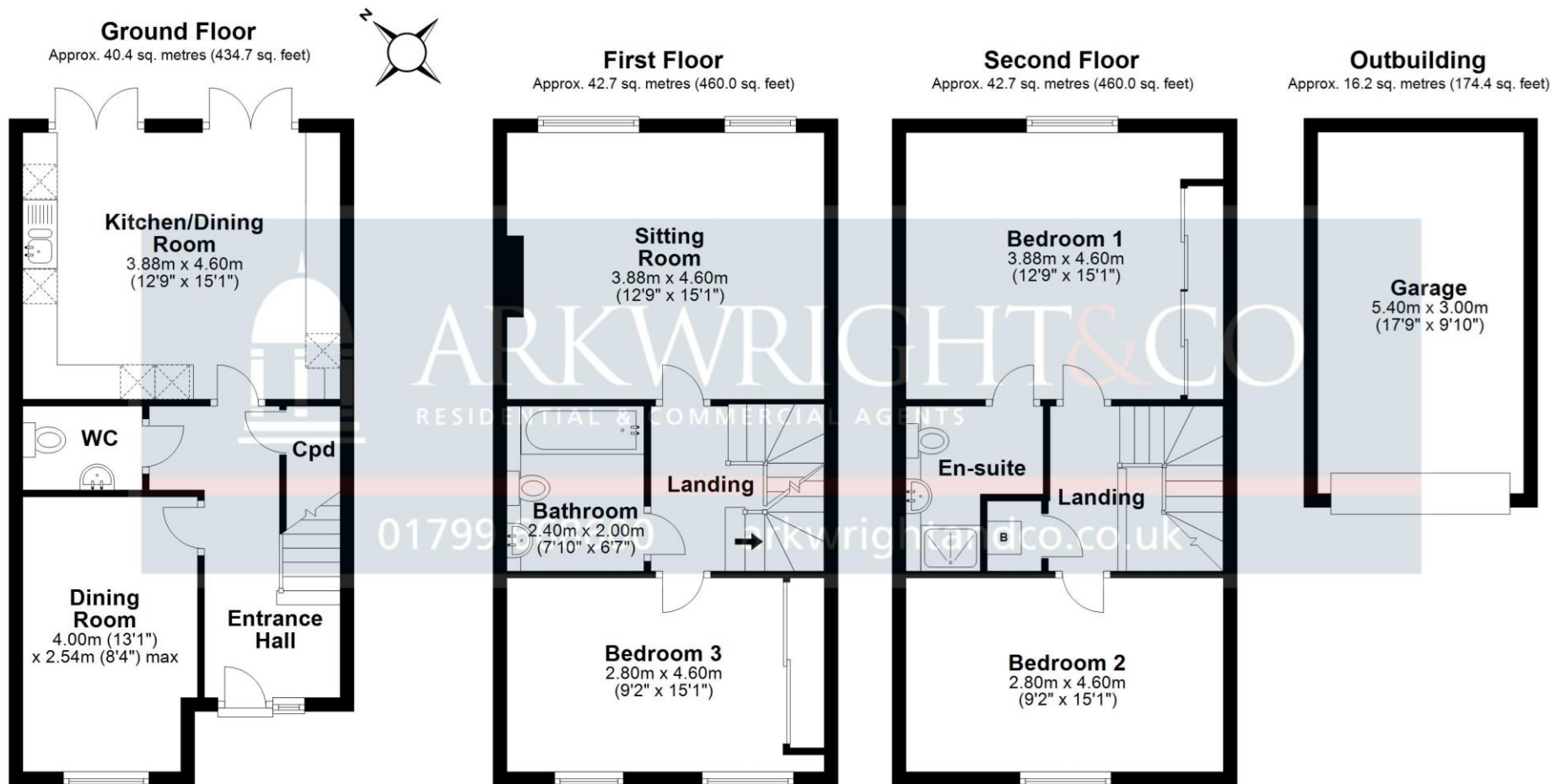
### Local Authority

Uttlesford District Council

### Agents Note

Service Charge of £613.00 p.a.





Total area: approx. 142.1 sq. metres (1529.2 sq. feet)

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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