



13 Markings Field, Saffron Walden
CB10 2BB



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

13 Markings Field

Saffron Walden | Essex | CB10 2BB

Guide Price £450,000

- A well-proportioned four- bedroom semi-detached family home
- Generous open plan kitchen/dining room
- Utility room and ground floor W.C
- Garage and off-street parking
- Rear garden
- Quiet cul-de-sac location
- Offered with no upward chain
- EPC: C

The Property

A four-bedroom semi - detached property occupying a tucked away position, ideally located in a quiet residential development close by to a range of local amenities including highly regarded schools and within walking distance of Saffron Walden town centre. This home benefits from off-road parking, garage, good size rear garden and is offered with no upward chain.

The Setting

The property is ideally located just a short distance to the town centre. Saffron Walden is a thriving market town with its magnificent St Mary's Parish Church, many fine period buildings and its tree-lined High Street and traditional Market Square. The town provides an impressive range of facilities, including a variety of shops and restaurants, together with excellent primary and secondary schools, including the renowned Academy Saffron Walden County High School. For the commuter the property is well placed for access to London, Cambridge, and Stansted Airport, The M11 is 4 miles to the north and Audley End Station, within 2 miles, provides a regular service to London's Liverpool Street, in about an hour. The University City of Cambridge is about 15 miles to the north and offers extensive cultural and shopping facilities, together with an outstanding choice of schools for all ages.

The Accommodation

In detail the property comprises an entrance lobby with a door leading into the good size living room with stairs rising to the first floor. This is a bright and airy room with window to the front aspect with wood effect flooring and access to the superb open-plan kitchen / dining room / family room. The kitchen is fitted with a matching range of eye and base level units, complimented by granite effect work surfaces, incorporating a one and a half bowl sink unit and tiled splash back. Appliances include five ring Hotpoint range cooker, dishwasher and integrated fridge and freezer. There is access





to the rear garden from the dining room / family room area via patio doors. Completing the ground floor is the utility room with washing machine and a separate WC.

The first-floor landing provides access four bedrooms and family bathroom. The generous principal bedroom has window to front and rear aspect. Bedroom two is a double room with built in storage and window to front aspect. A third double bedroom has built in storage and window to rear aspect. The fourth room also benefits from built in storage and has window to front aspect. The family bathroom comprises panelled bath with shower attachment over, W.C and wash hand basin.

Outside

To the front of the property is a driveway providing off street parking that leads to an integral garage with up and over door and power and light is connected. The garage can also be accessed from the utility room. There is side access to the south facing rear garden with steps from the dining room / family room leading to a paved terrace area and a range of mature shrubs and plants.



Services

Mains electric, water and drainage are connected. Gas central heating. Ultrafast broadband is available and mobile signal is likely.

Tenure – Freehold

Property Type – Semi – detached

Property Construction – Brick built with tiled roof

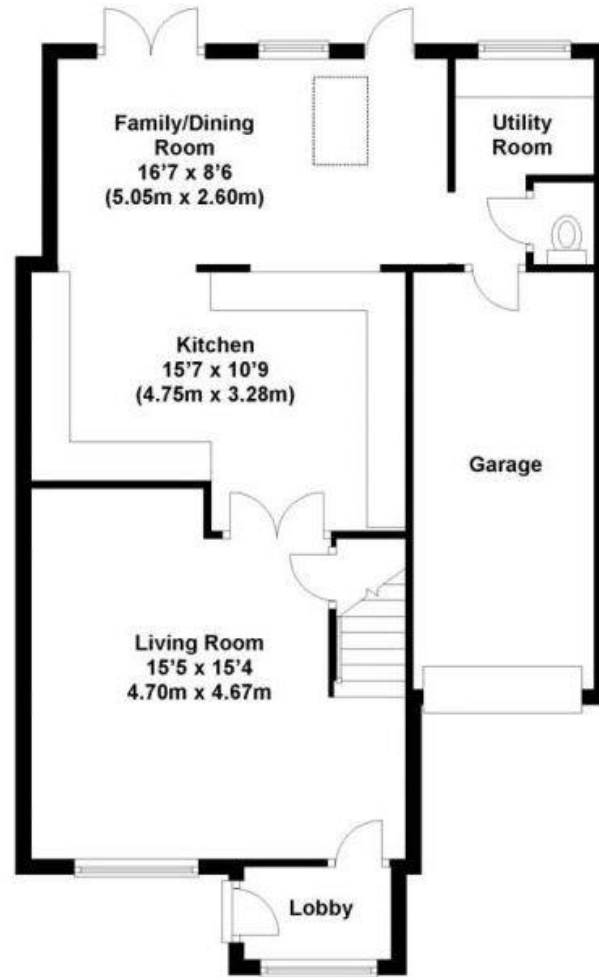
Local Authority – Uttlesford District Council

Council Tax - E

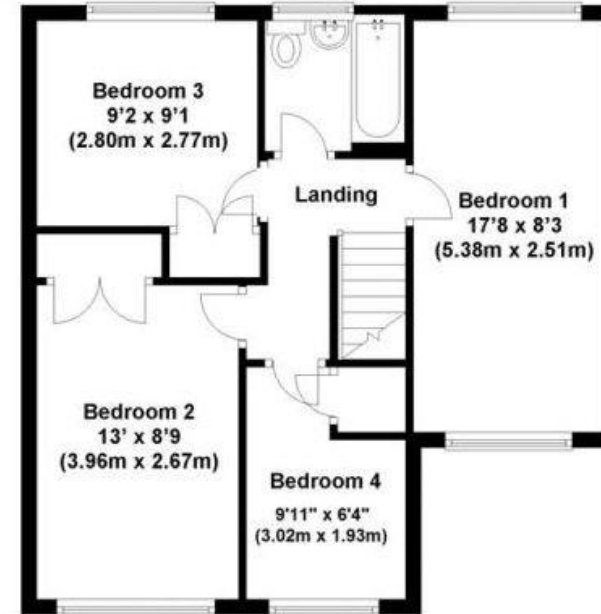




Ground Floor



First Floor



Approx gross internal floor area 1175 sqft (108 sqm)

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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