



10 Gillon Way, Radwinter  
CB10 2FU



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS



# 10 Gillon Way

Radwinter | Saffron Walden | CB10 2FU

## Guide Price £1,095,000

- A beautifully presented five double bedroom property
- Detached double garage and ample off road parking
- Stunning open plan kitchen/dining room/snug
- Good size south facing rear garden
- Underfloor heating throughout the ground floor
- Under NHBC warranty
- Principal bedroom suite with dressing area and ensuite
- EPC: B
- Four further double bedrooms, two of which enjoy ensuites
- Council Tax Band: G

### The Property

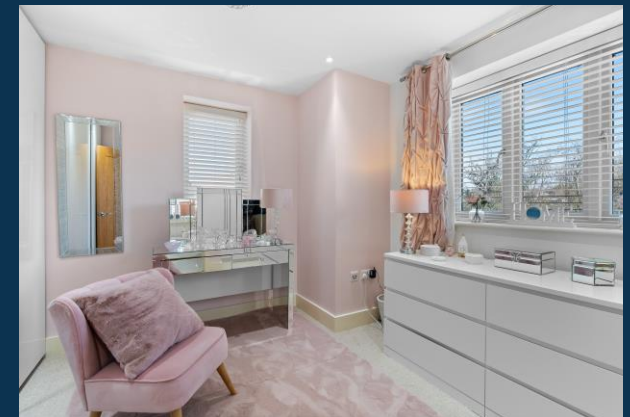
An impressive five-bedroom, four-bathroom, detached family home with accommodation extending to approximately 2659sqft over three floors. The property is located on a corner plot within a highly regarded development and benefits from a double garage, off road parking and good size rear garden with a high degree of privacy.

### The Setting

Radwinter a charming village with a fine parish Church, excellent primary school, the popular Plough Public House, Post Office, village hall, cricket field, playground, tennis and basketball court, football pitch and new BMX track. The market town of Saffron Walden is within 5 miles with a thriving twice weekly market, an excellent range of leisure facilities including an 800-seat concert hall, a cinema and an 18-hole golf course, and an abundance of shops, coffee bars and restaurants. Audley End mainline station is within 8 miles providing a regular service to London's Liverpool Street in approximately 55 minutes. Historic Cambridge is about 15 miles to the north.

### The Accommodation

In detail the property comprises of a spacious entrance hall where stairs rise to the first floor, access to understair storage cupboards and cloakroom with W.C and wash hand basin. To the right sits the generous dual aspect living room with feature fireplace and log burner. The stunning and expansive open plan kitchen/dining room/snug is the real hub of the home with bi folding doors providing an ideal space for indoor/outdoor living. The kitchen is fitted with a matching





range of eye and base level units with composite stone worktop over. A range of integrated Siemens appliances include double oven, fridge, freezer, dishwasher, 5 ring induction hob with extractor fan over and a wine cooler. The central island provides additional preparation space and an undermounted 1 and a half bowl stainless steel sink unit with water softener and instant boiling/filtered water tap. The utility room has a matching range of base level units with worktop over and inset sink unit with space and plumbing for a washing machine. A personal door also provides access to the garden.

The first-floor landing has stairs rising to the second floor, access to the storage cupboard, snug area with window to the front aspect and doors to the adjoining rooms. All bedrooms benefit from T.V points. The superb principal bedroom is a particular feature of the property which opens out to a balcony enjoying views to the garden and beyond. The principal bedroom also benefits from a dressing area and ensuite shower room. Comprising shower enclosure, W.C, vanity unit with wash hand basin and heated towel rail. All bathrooms are fitted with underfloor heating. Bedroom two is filled with natural light from windows to side and rear aspect and ensuite shower room comprising shower enclosure, W.C and vanity unit with wash hand basin. A third double bedroom has windows to the front and side aspect. The



family bathroom comprises panelled bath with shower attachment, shower enclosure, W.C, vanity unit with wash hand basin and heated towel rail.

The generous second floor landing has a window to front aspect and doors to the adjoining rooms. Bedroom four has windows to front and side aspect and door to ensuite. Comprising shower enclosure, W.C, vanity unit with wash hand basin and heated towel rail. The fifth double bedroom has windows to front and side aspect and access to eaves storage.

## Outside

The property is situated within a development of 35 properties and is accessed via a permeable Tegula block paved driveway providing off road parking for several vehicles and access to the detached double garage with up and over doors, light, power, pull down ladder with access to eaves storage and EV charging point. The attractive rear garden is a good size, laid mainly to lawn with shrub borders. A wrap around, recently relayed extensive Indian sandstone patio area provides an ideal space for al fresco dining and outdoor entertaining. In addition, there is a timber shed, decked area with hot tub and side access to the garage. There is also visitor parking within the development. A water point is located.

## Services

Mains water, electricity and drainage are connected. Air source Mitsubishi heat pump for heating and hot water. Cat 6 cable throughout, broadband FTTP and mobile signal/coverage is ok.

## Local Authority

Uttlesford District Council

## Tenure

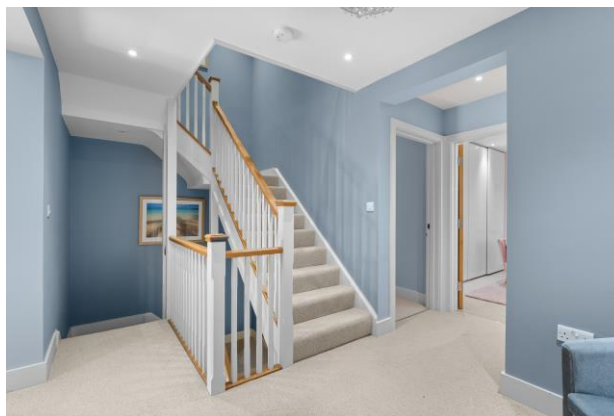
Freehold

## Service Charge

£175 per annum

## Property Construction

Brick construction with tiled roof

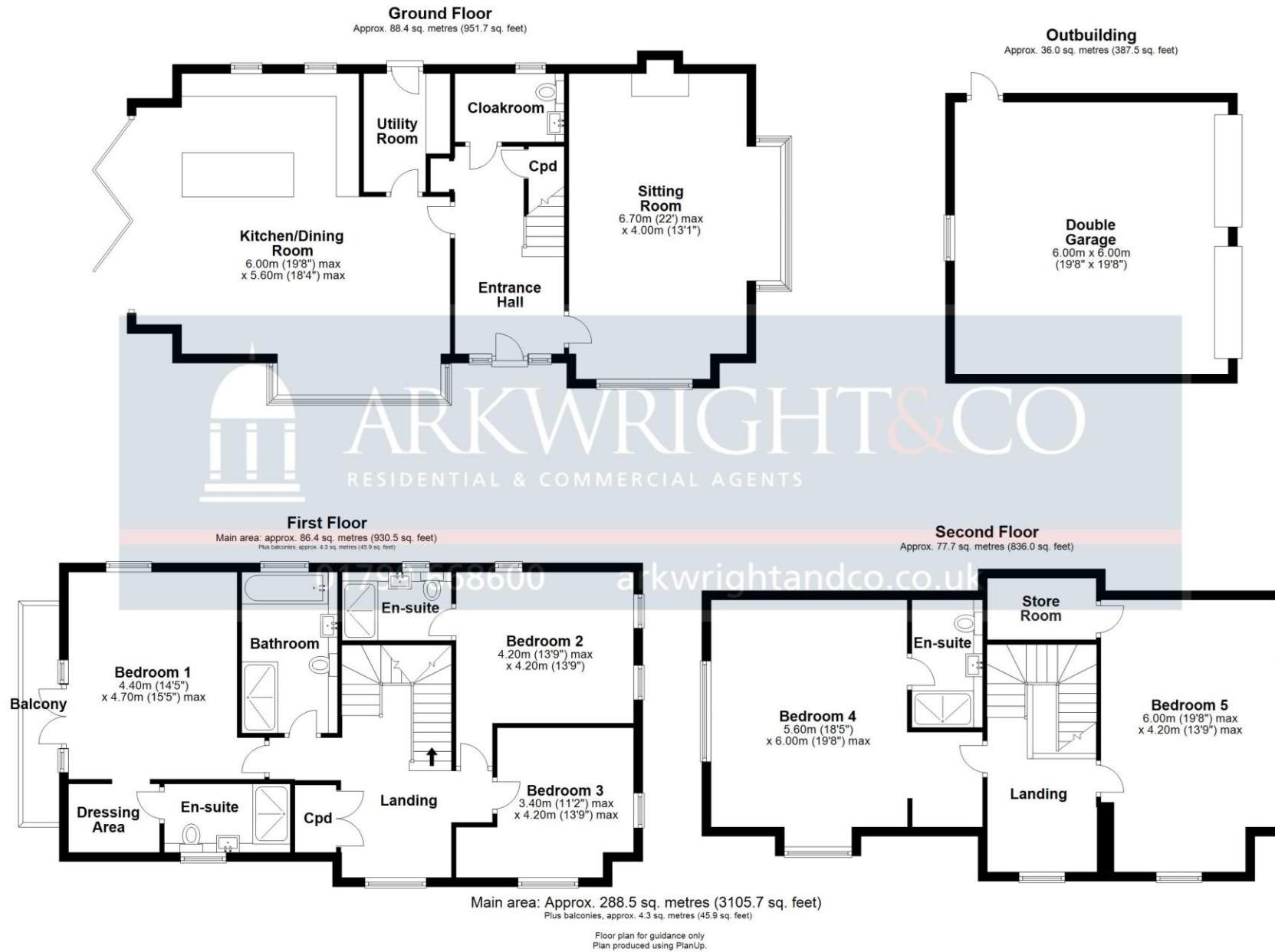












Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee 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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