



36 Tukes Way, Saffron Walden
CB11 3ES



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

36 Tukes Way

Saffron Walden | Essex | CB11 3ES

Guide Price £495,000

- A well-proportioned four- bedroom detached family home
- Offered with no upward chain
- Generous living/dining room
- Popular residential location
- Off road parking
- EPC: D
- Good size rear garden
- Council Tax Band: D

The Property

A four-bedroom detached property occupying a tucked away position ideally located in a 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, good size rear garden and is offered with no upward chain.

The Setting

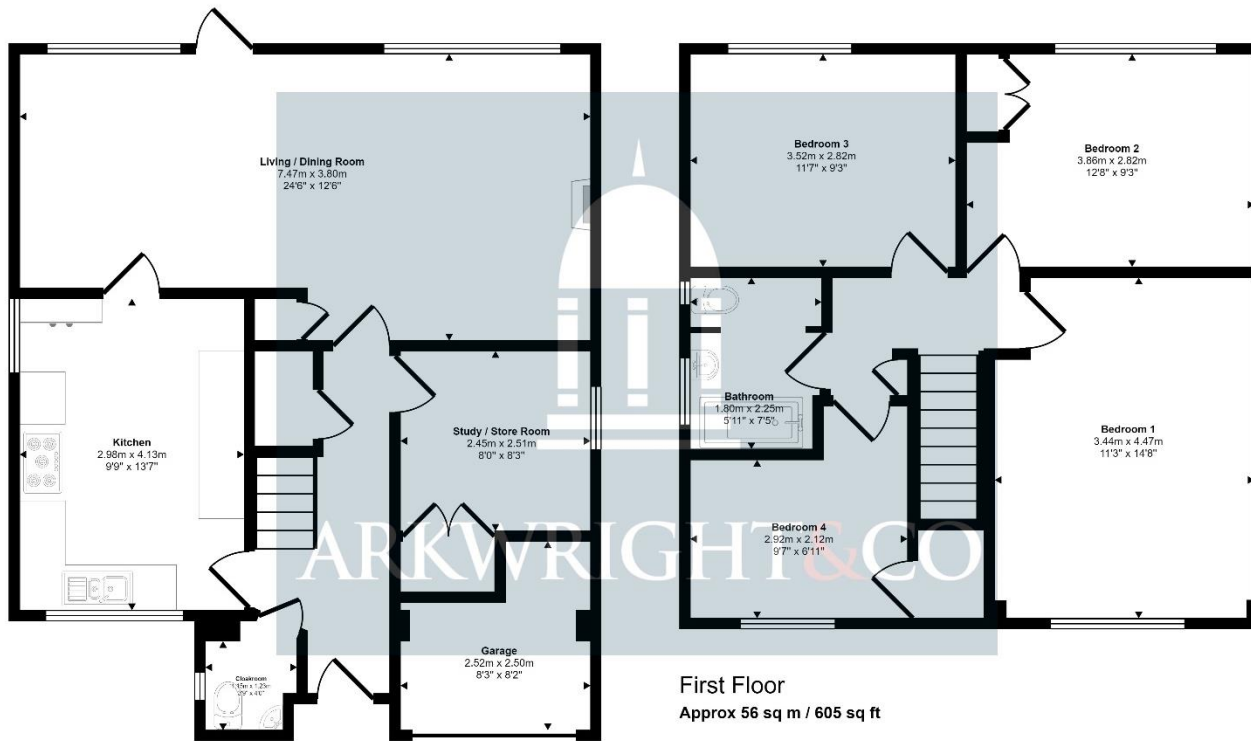
Tukes Way is ideally situated close to the historic town centre of Saffron Walden, the property is within walking distance to the market square and the beautiful Bridge End Gardens. The town of Saffron Walden has an abundance of boutiques, coffee shops and restaurants, along with many popular high street retailers, including Waitrose and a thriving twice weekly market. 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 of an entrance hallway where stairs rise to the first floor, cloak room with W.C and wash hand basin, understair storage cupboard and doors to the adjoining rooms. To the rear is a spacious open plan living / dining room with views over the rear garden and a charming multi fuel stove as well as solid wood & slate flooring. The dual aspect kitchen is a good size and is fitted with a matching, handmade, range of solid wood wall and base units with granite worksurface over and slate flooring. Appliances include a washing machine, fridge and range



Approx Gross Internal Area
120 sq m / 1289 sq ft



Ground Floor
Approx 64 sq m / 684 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.

cooker with six ring gas hob. In addition, there is a study / snug with window to side aspect and built in storage which could be utilised as an additional bedroom or study.

The first-floor landing provides access to the loft hatch, built in storage cupboard and doors to the adjoining rooms. Bedroom one is a double room with window to front aspect. Bedroom two is a double room with built in storage cupboard and window to rear aspect. A third double bedroom has a window to rear aspect. Bedroom four is a good size room with built in storage cupboard and window to front aspect. The family bathroom comprises a panelled bath with shower attachment over, wash hand basin and WC.

Outside

To the front of the property is a single integral garage and driveway providing off road parking as well as a small area of garden laid mainly to lawn. The good size rear garden is predominately laid to lawn with a pond, stream and features a useful patio area.



Services

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

Tenure - Freehold

Property Type - Detached

Property Construction – Brick with tiled roof

Local Authority – Uttlesford District Council



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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