



Nuthatch, 1A Birdbush Avenue
CB11 4DJ



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Nuthatch

1A Birdbush Avenue | Saffron Walden | CB11 4DJ

Guide Price £530,000

- Well maintained throughout
- 3 double bedrooms
- South facing rear garden
- Driveway parking for 3/4 cars
- En-suite to master bedroom
- Accommodation across 3 floors
- Walking distance to local shops
- Walking distance to primary & secondary schools
- Small study area to top floor landing
- EPC: Band B

The Property

Nuthatch, 1a Birdbush Avenue is a spacious and attractive modern home comprising of well proportioned accommodation spread across 3 floors which was constructed in 2011. The property offers fantastic benefits of ample driveway parking and an enclosed south facing rear garden as well as being within a short walk of the town's local amenities and both primary & secondary schools.

The Setting

Birdbush Avenue is located around 0.5 miles away from the town centre. 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's 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

As you enter the property via the front door this leads you into the welcoming hallway where you'll find the stairs rising to the first floor and doorways leading to the kitchen, w/c and the large reception room to the rear. The kitchen, situated to the front of the property offers a range of both eye and base levels units with a solid oak worktop, stainless steel sink, four ring gas hob with extractor over and electric oven, there is also an integrated fridge/freezer with space for dishwasher & washing machine. To the rear of the property is the large reception which is currently used as a lounge/ diner with double doors opening onto the enclosed south facing rear garden.

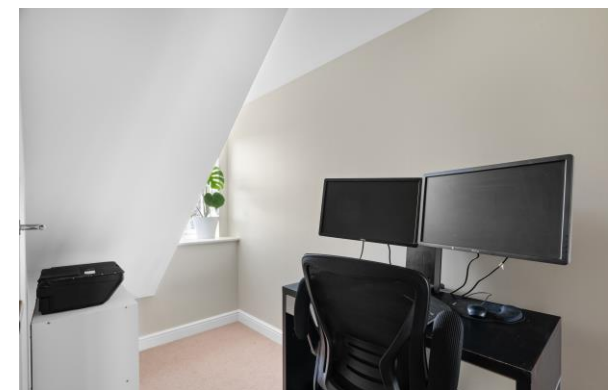




Upon entrance to the first floor is bedroom 2 & 3 as well as the family bathroom. Both bedrooms on this floor are good sized double rooms, with bedroom two having a window to the front and the third bedroom benefitting from a triangular bay window allowing lots of natural light to flow through. There is also the family bathroom which comprises of a three-piece suite with shower over the bath. On the second floor is a small landing which is an ideal study area which then leads into the master bedroom. Bedroom one is a fabulous size with its own en-suite shower room and plenty of storage cupboards.

Outside

Externally, to the front of the property is a driveway, providing plenty of off-street parking. There is gated side access to the rear garden which is mainly laid to lawn with a lovely patio area, perfect for dining/entertaining. The remainder of the garden is enclosed with raised beds bordering and a summer house sat to the back which could make an ideal home office/ gym/ working area if required. The property also has the added benefit of solar panels on the roof.



Services

Mains electric, water and drainage are connected. Heating is gas fired. Ultrafast broadband is available and mobile signal is good.

Tenure – Freehold

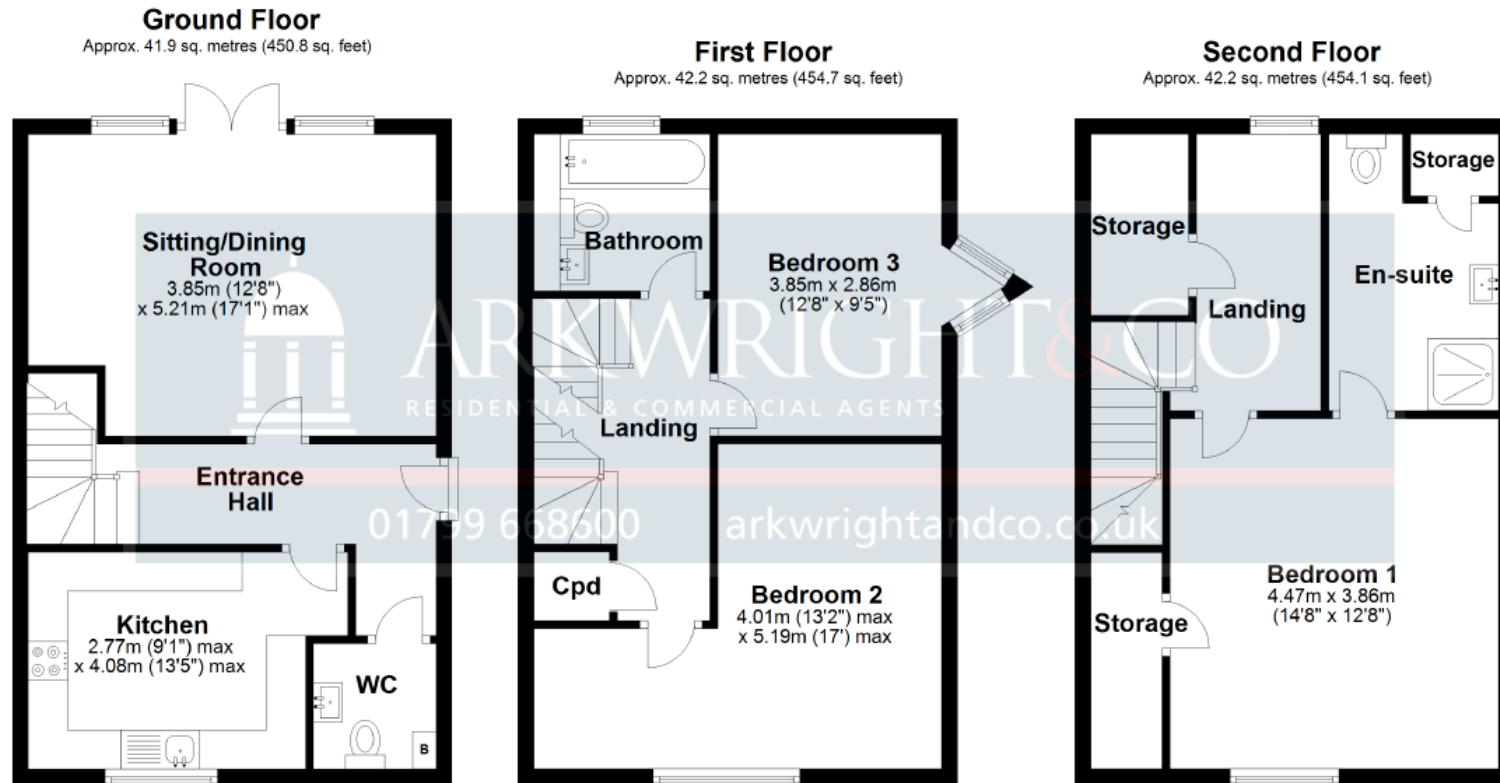
Property Type – Semi – detached

Property Construction – Brick with tiled roof

Local Authority – Uttlesford District Council

Council Tax - E





Total area: approx. 126.3 sq. metres (1359.6 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.



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01799 668600

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



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