



2 Thorncroft, Saffron Walden  
CB10 2AZ



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

# 2 Thorncroft

Saffron Walden | Essex | CB10 2AZ

Guide Price £585,000

- Well-appointed, 4-bedroom detached home
- Light and airy ground floor living space
- Beautifully presented throughout
- Prominent corner plot
- Private enclosed garden
- Off road parking and garage
- Well established development close to town
- Close to highly regarded local schooling
- Viewing highly recommended
- EPC: D

## The Property

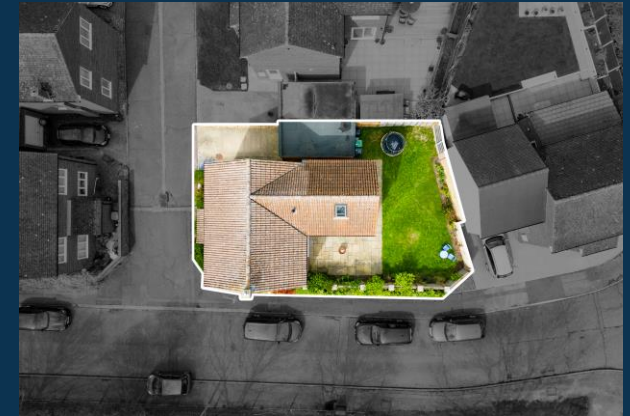
An attractive 4-bedroom detached family home, that has been greatly improved by the current owners to provide a modern, light and airy living space internally, with a stylish clad exterior. The property enjoys a prominent corner plot with the benefit of off-road parking, a garage, and a private enclosed rear garden and forms part of this well-established residential development.

## The Setting

Thorncroft is well situated only a short distance from the town centre with local schooling, recreational facilities and a variety of shops and amenities nearby. Saffron Walden has a twice weekly market, a selection of independent retailers along with Waitrose and a Tesco Superstore. There are a number of primary and secondary schools in the area. For the commuter Audley End Station is within 4 miles which provides a regular service to London's Liverpool Street in approximately 55 minutes. Alternatively, the M11 can be accessed at Junction 8 and 9, Stansted Airport is within 19 miles and Cambridge within 15 miles to the north.

## The Accommodation

In detail the accommodation comprises on the ground floor of an entrance hall with cloakroom, with doors leading off to, a wonderful open plan kitchen/dining area, fitted with a matching range of base and eye level units with wood work surface over, incorporating a sink unit. There is a gas range cooker with extractor fan above, an integrated





dishwasher and washing machine. The dining area benefits from a large window to the rear aspect as well as French doors leading out to the rear garden. Leading from the kitchen via internal glazed door is the good size sitting room which is dual aspect with a window to the front aspect and French doors leading out to the rear garden.

On the first floor the property benefits from 4 generous bedrooms and a family bathroom, all accessed off a spacious landing area, where there is also access to the loft space where there is a large loft room, which is primarily a useful storage space but does lend itself to other uses potentially.

### Outside

The property sits on a generous corner plot, benefitting from a paved front driveway providing off road parking as well as access to a single garage. A side gate provides access to the rear garden which is a pleasant, enclosed space, mainly laid to lawn with a paved patio set off the back of the property.



### Services

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

**Tenure** – Freehold

**Property Type** - Detached

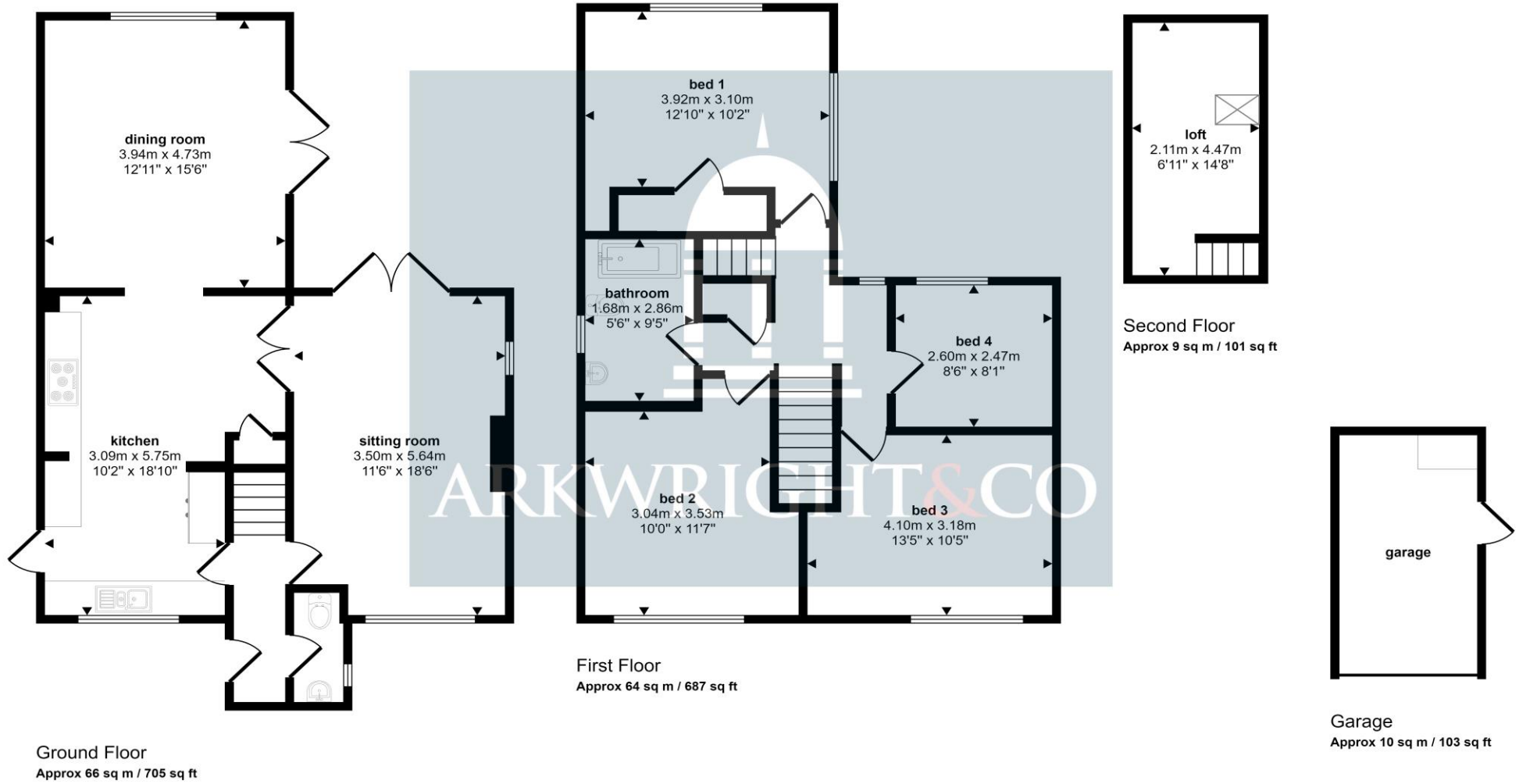
**Property Construction** – Brick with tiled roof

**Local Authority** - Uttlesford District Council

**Council Tax Band** - F



Approx Gross Internal Area  
148 sq m / 1596 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 Snapp 360

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.



**ARKWRIGHT & CO**  
RESIDENTIAL & COMMERCIAL AGENTS



01799 668600

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



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS