



Nutwood Cottage, Cornells Lane  
CB11 3SP



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

# Nut Wood Cottage

Cornells Lane | Widdington | CB11 3SP

## Offers In Excess Of £575,000

- A well-proportioned four-bedroom, semi-detached property
- Three reception rooms
- Off road parking
- Good size rear garden
- Stunning countryside views
- Offered with no upward chain
- EPC: D
- Council Tax Band: F

### The Property

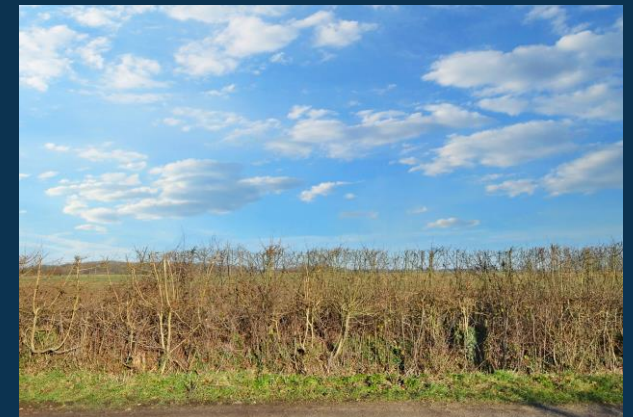
An attractive four-bedroom, semi-detached property located in the idyllic village of Widdington within walking distance of the village amenities. Benefiting from off road parking for several cars, good size rear garden and countryside views. Offered with no upward chain.

### The Setting

Widdington is set amongst attractive undulating countryside, yet only two miles from the village of Newport, which has a good range of shops and a mainline station providing a regular service to London's Liverpool Street Station. Audley End mainline station (Liverpool Street within 51 minutes) is just over 4 miles away. The market town of Saffron Walden is within 6 miles, with a thriving twice weekly market, excellent range of shops, leisure facilities, coffee bars and restaurants. Widdington is in the catchment area for the highly renowned Joyce Frankland Academy (formerly Newport Free Grammar School). For more extensive shopping facilities, Bishop's Stortford with a mainline station is within 8 miles. Cambridge is within 19 miles to the north (16 minutes by train from Audley End). Access to the M11 south (9 miles) is at junction 8, Bishop's Stortford, or going north, junction 10 at Duxford for the M11/A11.

### The Accommodation

In detail the property comprises of an entrance with a door to the cloakroom with W.C and wash hand basin and double doors leading to the reception room. Benefiting from built in storage cupboard, stairs rising to the first floor and doors to the adjoining rooms. The generous sitting room has a large window to front aspect. The kitchen/dining room is the hub of the home fitted with a matching range of eye and base level units with laminate quartz stone work surface over and double bowl undermounted sink. Integrated appliances include fridge/freezer and dishwasher as well as a range





cooker. A peninsula provides additional preparation space. There are windows to rear and side aspect and patio doors leading to the rear garden. The utility room is fitted with a matching range of eye and base level units with worksurface over and undermounted sink. There is space and plumbing for washing machine and door providing side access to the property.

The first-floor landing provides access to the adjoining rooms and stairs rising to the second floor. The principal bedroom benefits from a window to rear aspect, dressing room and ensuite shower room. Bedrooms three and four both have windows to front aspect. The family bathroom comprises a freestanding bath, shower enclosure, W.C and wash hand basin.

The second floor has a double, dual aspect bedroom with Velux window.

### Outside

To the front of the property is a large, gravelled driveway providing off road parking for several vehicles. The good size rear garden is laid mainly to lawn with a patio area providing an ideal space for alfresco dining.



### Services

Mains water, drainage and electric is connected. Oil fired central heating.

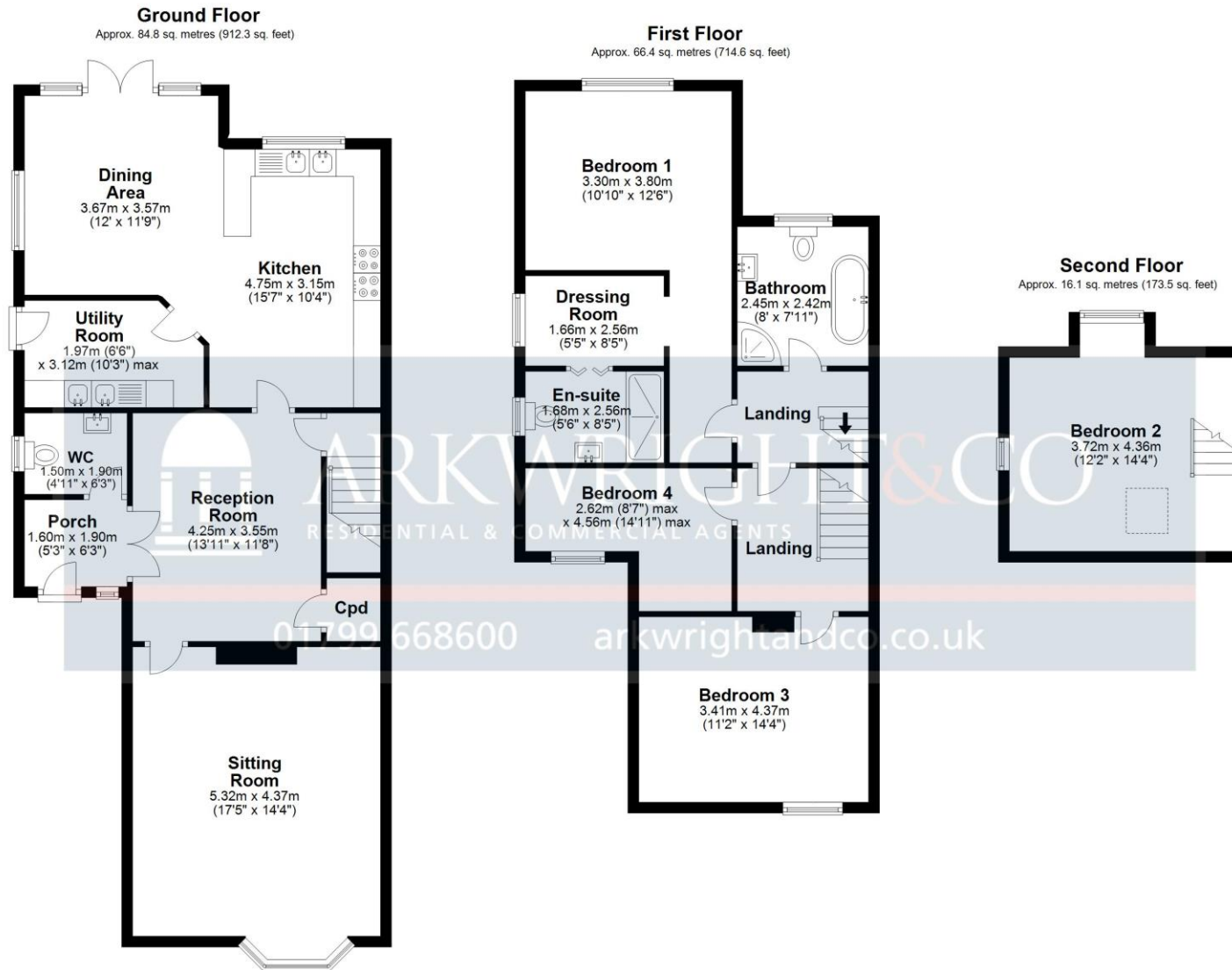
### Local Authority

Uttlesford District Council

### Council Tax

F





Total area: approx. 167.3 sq. metres (1800.4 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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