



15 Colts Croft, Great Chishill
SG8 8SF



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

15 Colts Croft

Great Chishill | Essex | SG8 8SF

Offers In Excess Of £550,000

- A superb, four-bedroom detached property
- Off road parking for two vehicles and good size rear garden
- Extended by the current owners with bi folding doors
- Located in a desirable village
- Principal bedroom with ensuite shower room
- EPC: E
- Detached, double garage currently utilised as a gym
- Council Tax Band: F

The Property

A detached, four-bedroom family home in the desirable village Great Chishill. This extended family home sits on a generous corner plot with south westerly facing rear gardens and further benefits from off road parking and a double garage.

The Setting

The picturesque village of Great Chishill lies 8 miles west of Saffron Walden and 5 miles east of the market town of Royston. It has a Church, popular Public House; The Pheasant and has commanding views over the surrounding countryside. For the commuter Audley End Station provides a regular service to London's Liverpool Street in approximately 55 minutes and Royston to Kings Cross in approximately 35 minutes, both of which are approximately 6 miles from the village. The University City of Cambridge is just 15 miles to the north.

The Accommodation

In detail, the property comprises of an entrance hall where stairs rise to the first floor, a built in storage cupboard and doors leading to adjoining rooms. Cloakroom comprising of W.C and wash hand basin. To the right sits the kitchen/ breakfast room with window to front aspect. Fitted with a matching range of eye and base level units with worktop with inset sink half and drain plumbing for dishwasher. Integrated appliances include Calor gas five ring range hob and electric double oven. An open archway leads to the utility room with window to side aspect and door leading to the rear. An integral larder cupboard and space and plumbing for fridge freezer and washing machine. The spacious, dual aspect





living room includes a Bodart & Gonay' multi fuel stove and stone hearth. The superb, extended dining room is filled with natural light from roof lantern and bi folding doors leading onto the patio and garden beyond.

The first-floor landing provides access to the airing cupboard, loft hatch and doors the adjoining rooms. The principal bedroom has window to front aspect and ensuite shower room with W.C, wash hand basin and shower enclosure. Bedroom two is a double bedroom with window to front aspect. Bedrooms three and four are good sized rooms both with windows to the rear aspect. The family bathroom comprises panelled bath with shower attachment over, W.C and wash hand basin.

Outside

To the front of the property is a concrete driveway providing off road parking for two vehicles. The double garage has a roller door and is currently utilised as a gym. A gate provides access to the attractive, rear garden laid mainly to lawn with established shrub and tree borders. There is a timber shed, log store and good size patio area ideal for al fresco dining with pergola over.



Services

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

Local Authority

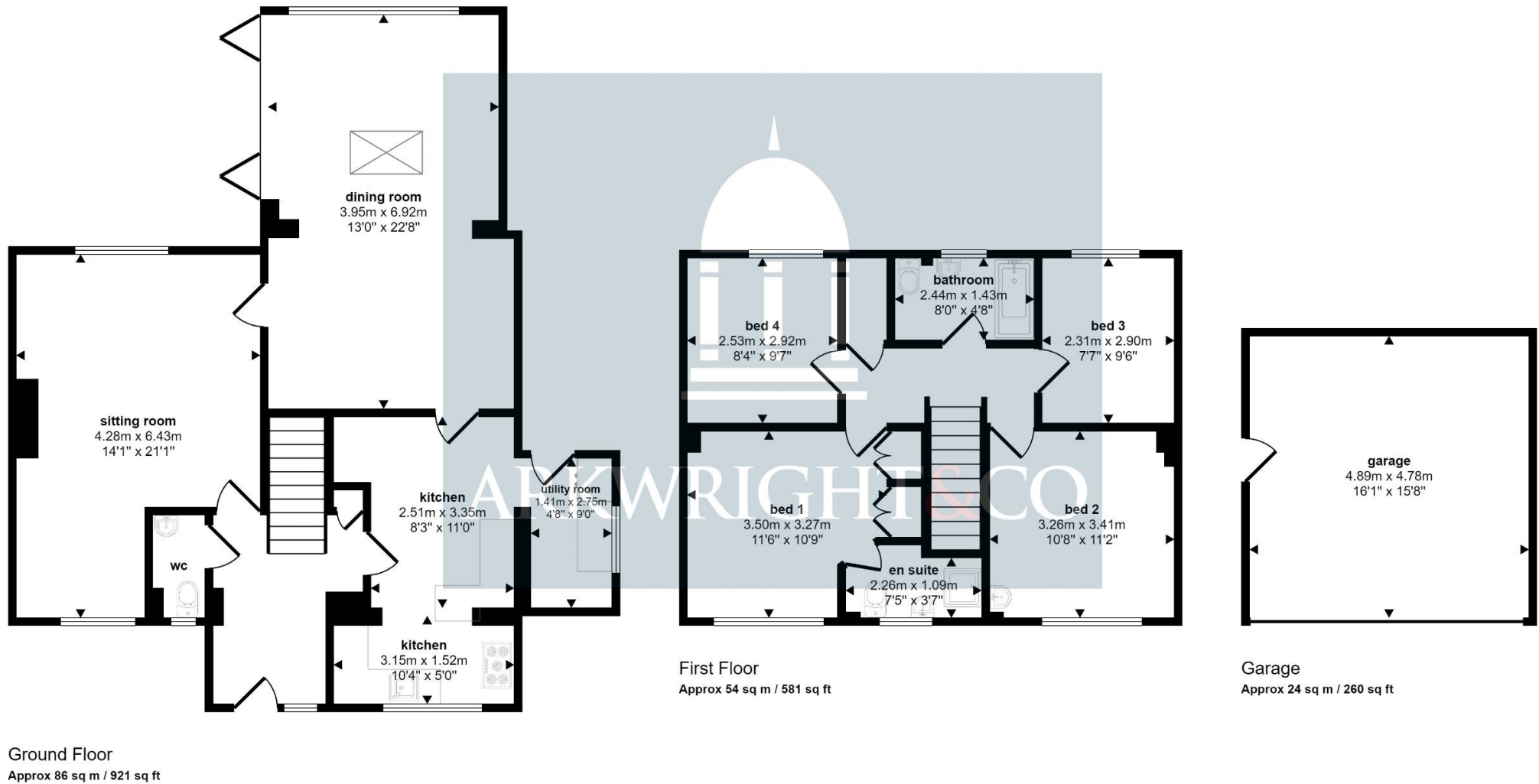
South Cambridgeshire

Council Tax

F



Approx Gross Internal Area
164 sq m / 1762 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.

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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