



Greengate, 6 Gibson Close
CB10 1AJ



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

Greengate

6 Gibson Close | Saffron Walden | CB10 1AJ

Guide Price £950,000

- Three/ four -bedroom, detached family home with accommodation extending to 1866 sqft
- Three receptions room
- Principal bedroom with ensuite
- Mature, wrap around gardens
- Off road parking and detached workshop
- Situated in a most sought-after area, close to the town centre and local schooling
- EPC: D
- Council Tax Band: E

The Property

An attractive and rarely available, three/ four-bedroom, detached home situated in one of the town's most favoured residential locations. The property offers bright and well-proportioned accommodation, together with off-street parking and wrap around gardens.

The Setting

Gibson Close is a much sought-after and established residential area, conveniently situated very close to the town centre which offers a good range of facilities, including a twice weekly market, a large selection of independent retailers and a Waitrose store. Saffron Walden County High is close by, as are various local primary schools. For the commuter Audley End railway station, providing a regular 55-minute service to London's Liverpool Street, is two miles away. Alternatively, the M11 can be accessed at junction 8 at Bishop's Stortford, Stansted Airport is 19 miles to the south, and Cambridge is 15 miles to the north.

The Accommodation

In detail, the property comprises a spacious entrance hall floor with cloakroom, built in storage, stairs rising to the first floor and doors to the adjoining rooms. The triple aspect, Mark Wilkinson kitchen is a particular feature of the property with an extensive range of matching eye and base level units with granite worksurface over and undermounted sink. Integrated appliances include a dishwasher and electric range master. There is plenty of space for an 8- seater dining table. In addition, there is underfloor heating throughout the kitchen. The good size sitting room enjoys views to the front, side and rear of the property with open brick fireplace and wooden surround. Patio doors lead out to the gardens.





To the left of the property sits a family room with alcove shelving and window to front aspect which could also be utilised as an additional bedroom should it be required. In addition, a study completes the ground floor with window to side aspect.

The first-floor landing is filled with natural light from the window to front aspect and provides access to the loft hatch and adjoining rooms. The principal bedroom has a generous amount of built in storage and door to ensuite. Comprising shower enclosure, W.C, wash hand basin and heated towel rail. Bedroom two is a dual aspect room with built in storage. The third bedroom is a double bedroom with window to side aspect, airing cupboard and walk-in, eaves storage. The family bathroom comprises panelled 'P' shaped bath with shower attachment over, W.C, wash hand basin and heated towel rail.

Outside

The established gardens wrap around the property providing a good degree of privacy, with a patio area, ideal for outdoor entertaining and al fresco dining. To the rear of the property is detached outbuilding that can be utilised either as a garage, or as a workshop depending on requirements.



Services

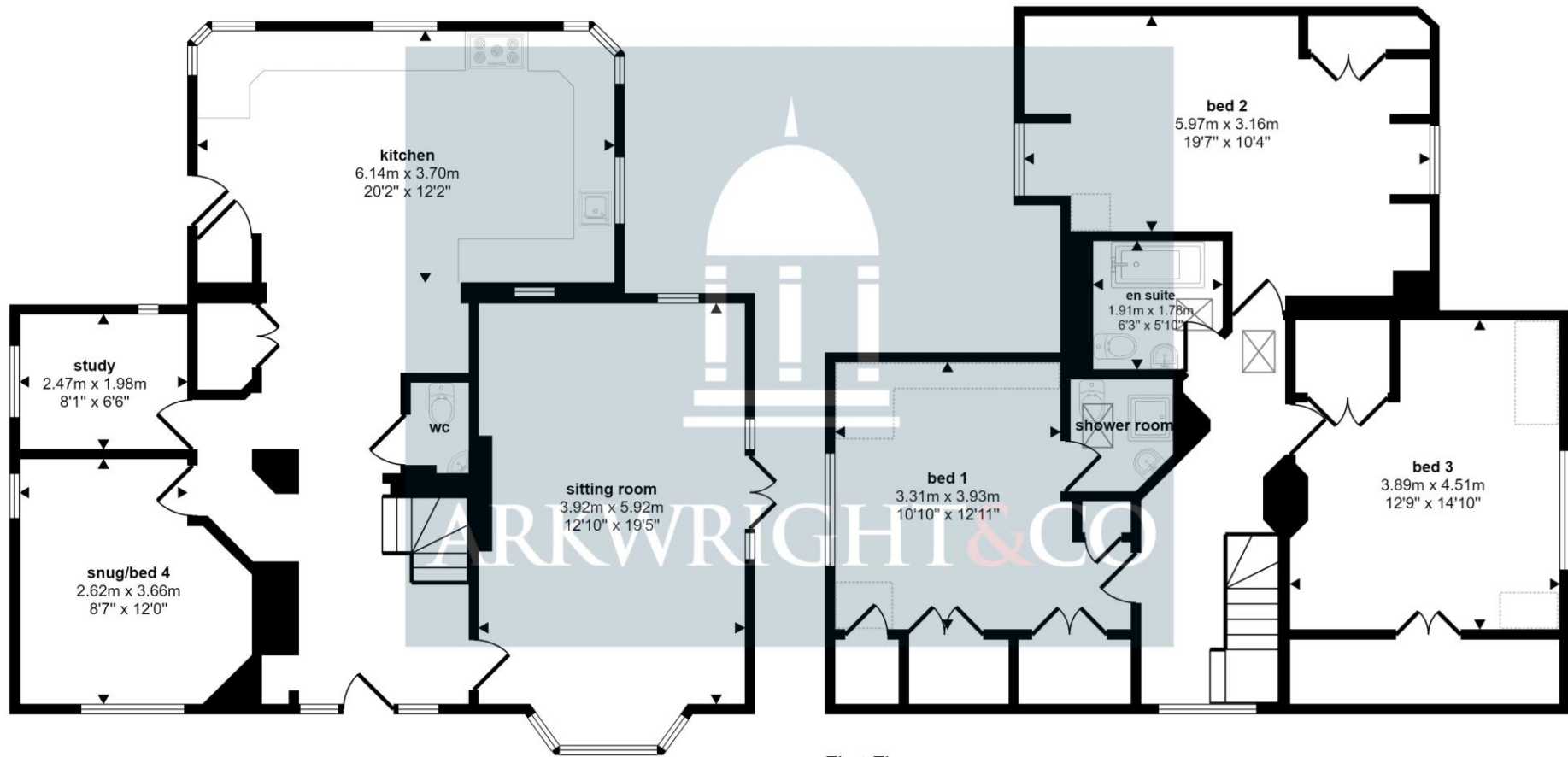
All mains services are connected.

Local Authority

Uttlesford District Council



Approx Gross Internal Area
173 sq m / 1866 sq ft



Ground Floor
Approx 89 sq m / 959 sq ft

First Floor
Approx 84 sq m / 907 sq ft

☐ Denotes head height below 1.5m

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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