



3 Priory Close, Ickleton
CB10 1TF



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Ickleton | Essex | CB10 1TF

Guide Price £570,000

- A well-proportioned four-bedroom, two bathrooms detached property
- South facing rear garden
- Double garage with off road parking
- Countryside views
- Planning permission ref 23/02976/HFUL to provide an extended utility, an additional reception room and store room
- Offered with no upward chain
- EPC: D & Council Tax Band: F

The Property

A spacious four bedroom detached family home located in the very popular and well served village of Ickleton. The accommodation has been updated by the current owners and is well presented throughout. In addition, the property benefits from off-street parking, double garage, south facing rear garden, stunning countryside views and is offered with no upward chain.

The Setting

Ickleton is a most picturesque village, situated close to the Cambridge/Essex border. Local facilities include a shop, post office, public house, recreation ground and the magnificent church of St Mary Magdalene with its rare 12th century fresco paintings and Roman columns, which are considered to be of National importance. The historic market town of Saffron Walden is about 5 miles to the south and provides a wide range of facilities including a variety of shops, schools and restaurants. The University City of Cambridge lies about 10 miles north and is not only renowned for its academic achievements but also as an important centre of the 'high tech' research and development industry. The city provides a wide range of shopping and cultural facilities, along with an excellent choice of schools for all ages. Addenbrooke's Hospital is also easily accessible on the south-eastern side of Cambridge. London commuters are particularly well served by road or rail with services into Liverpool Street accessible from Great Chesterford Station or Audley End Station. The M11 (junction 9a - south only) is about 2 miles away.

The Accommodation

In detail, the property comprises of an entrance lobby with a door leading in to the entrance hall with staircase rising to first floor and doors leading to the adjoining rooms. To the right sits a large, dual aspect room with feature fireplace with open fire and mantle over. Double patio doors lead to the rear garden. The kitchen is fitted with a matching range of base and eye level units with complimentary work surface over and sink unit incorporated. Integrated appliances include a dishwasher, induction hob with extractor fan over and double oven. A large window to side aspect with





countryside views. A utility room benefits from base level units with complimentary work surface over and sink unit incorporated. Space and plumbing for washing machine and tumble dryer. Door providing access to the rear garden. The dining room is a good size room with large window to rear aspect. In addition, a ground floor shower room comprising shower enclosure, W.C and wash hand basin and heated towel rail.

The first floor, galleried landing is of generous proportions and provides access to loft hatch, airing cupboard and doors leading to the adjoining rooms. The principal bedroom is a double bedroom with window to front aspect and built in wardrobes. Bedroom two is a double bedroom with window to front aspect and built in wardrobes. Bedroom three is a double room with window to rear aspect and built in wardrobes. Bedroom four is a good size room with window to rear aspect. The family bathroom comprising panelled bath, W.C, hand wash basin and heated towel rail.

Outside

To the front of the property is a driveway providing off-street parking for several vehicles and access to the double garage, with up and over doors and personal door to the garden. Power and lighting is connected and eaves storage.



There is gated side access to the rear garden which enjoys a southerly aspect with a paved terrace for al fresco entertaining and steps up to the lawn area and stunning open countryside views to the rear.

Services

All mains services are connected

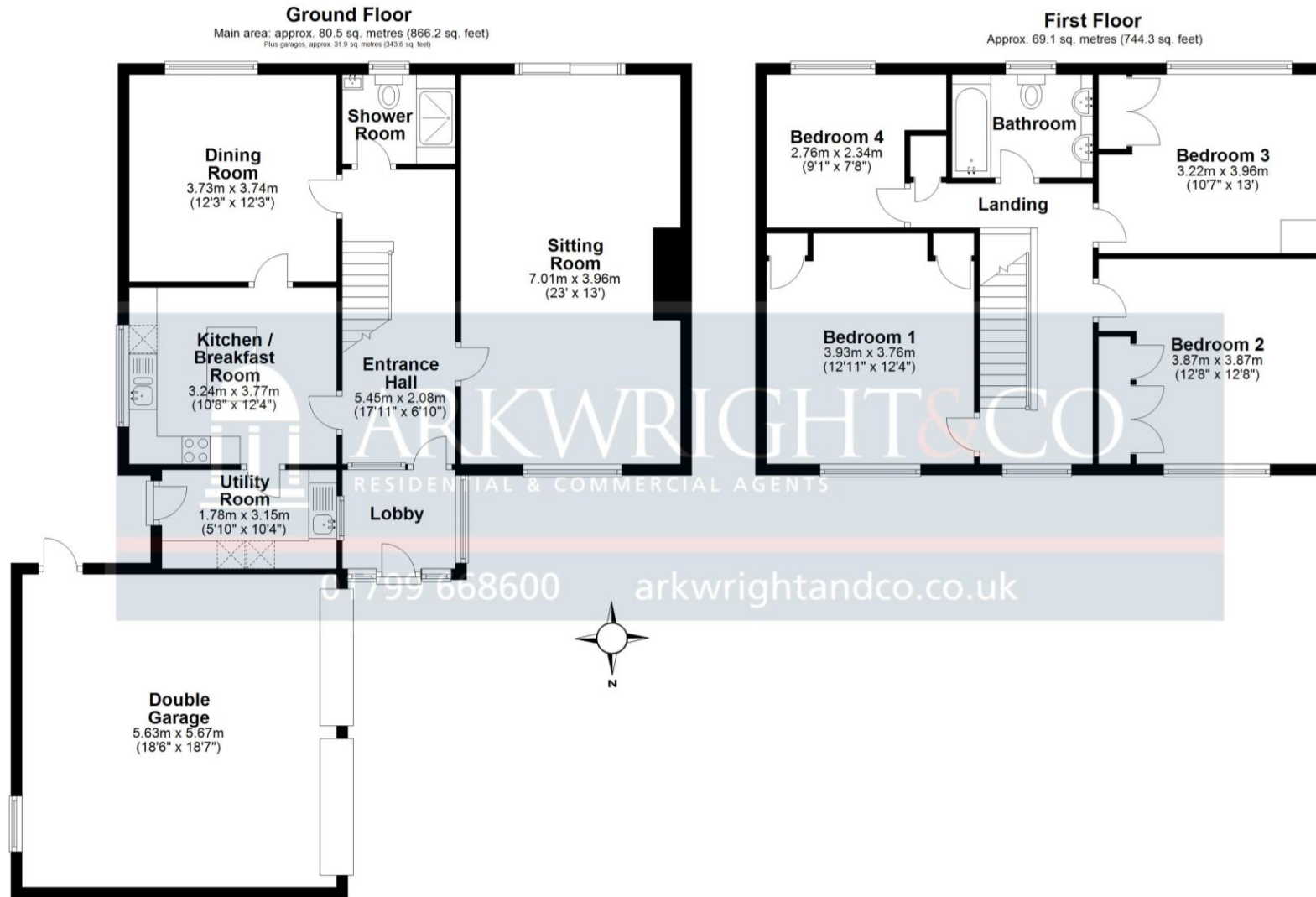
Local Authority

South Cambridgeshire District Council

Agents Note

Solar panels and a storage battery were installed at the property in March 2023. These are available to purchase by separate negotiation.





Main area: Approx. 149.6 sq. metres (1610.5 sq. feet)
Plus garages, approx. 31.9 sq. metres (343.6 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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