



22 Fulfen Way, Saffron Walden
CB11 4DW



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22 Fulfen Way

Saffron Walden | Essex | CB11 4DW

Guide Price £895,000

- A superb detached five bedroom family home
- Deceptively spacious with accommodation extending to 2354 sqft
- Beautifully presented throughout
- Principle bedroom with en suite
- South west facing garden with a swimming pool
- Popular residential location
- EPC: C
- Council Tax Band: F

The Property

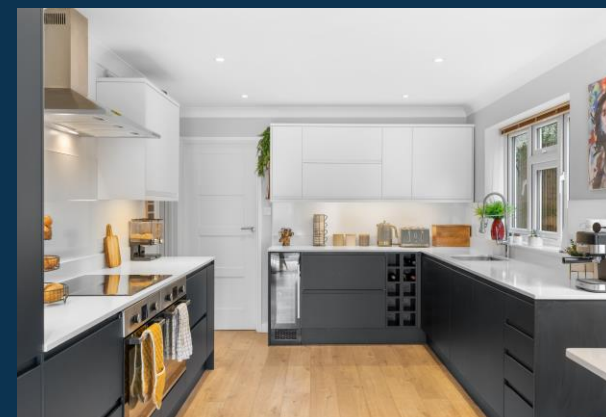
A substantial five-bedroom property set in a tucked away location within the town. The property has recently been refurbished, offering spacious accommodation finished to a high standard throughout. In addition, there is a south/west facing rear garden with swimming pool and ample off road parking.

The Setting

Fulfen Way is situated on the southern edge of Saffron Walden, just a short distance from the town centre which offers a good range of facilities including a twice weekly market, a selection of independent retailers and a Waitrose store. The development is ideally situated for local schooling including the infant and junior schools of Katherine Semar and secondary school Saffron Walden County High, both of which gained outstanding OFSTED reports. For the commuter, Audley End Station is within 2 miles which provides a regular service to London's Liverpool Street in approximately 55 minutes. Alternatively, the M11 can be accessed at junction 8, Bishop's Stortford. Stansted Airport is within 19 miles and Cambridge within 15 miles to the North.

The Accommodation

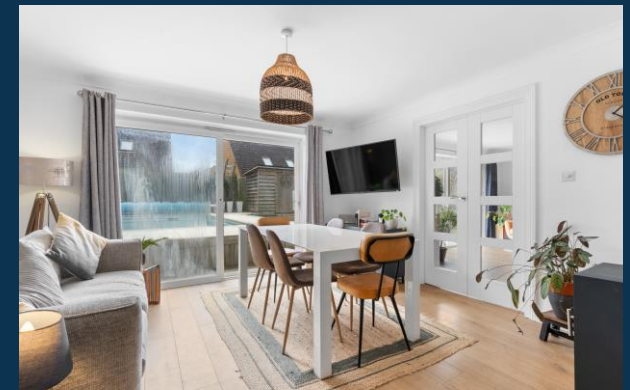
In detail the property comprises on an entrance hallway where stairs rise to the first floor, built in storage cupboard, cloakroom with W.C and wash hand basin and doors to the adjoining rooms. To the right is the generous triple aspect living room with feature fireplace and log burner, sliding doors onto the rear garden and double doors into the kitchen/ breakfast room. A superb space fitted with a matching range of eye and base level units with quartz worksurface over and undermounted sink. Integrated appliances include dishwasher, double oven, induction hob with extractor fan over,





full length fridge, full length freezer, wine cooler and microwave. A breakfast bar provides additional seating and a door provides side access. The dining area is filled with natural light from the sliding doors onto the rear garden and there is ample space for a dining table. An additional reception room is currently utilised as a gym with doors leading to the study with window to side aspect. The good size utility room is fitted with a matching range of eye and base level units with worksurface over and stainless-steel sink unit incorporated. There is space and plumbing for washing machine and tumble dryer with window to side aspect.

The spacious first floor landing provides two points of access to the loft hatch, built in storage cupboard, doors to the adjoining rooms and window to side aspect. Bedroom one is a fantastic room with a range of built in wardrobes, large window to front aspect and door to ensuite. Comprising shower enclosure, W.C, wash hand basin and heated towel rail. Bedroom two is a double room with built in wardrobes and window to front aspect. A third bedroom is a double room with two built in wardrobes and window to rear aspect. Bedroom four is a double room with built in wardrobe and window to rear aspect. The fifth bedroom is a good size with Velux window and two built in wardrobes. A family bathroom comprises bath, shower enclosure, W.C, wash hand basin and heated towel rail.



Outside

To the front of the property is a block paved driveway providing off-street parking for several vehicles and gated side access to the rear garden. To the rear of the property there is a raised decking area providing an ideal space for al fresco dining and outdoor entertaining and an artificial turf lawn. In addition, there is a heated swimming pool and pool house measuring 7' 8" x 5' 2" (2.34m x 1.6m).

Services

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

Tenure - Freehold

Property Type - Detached

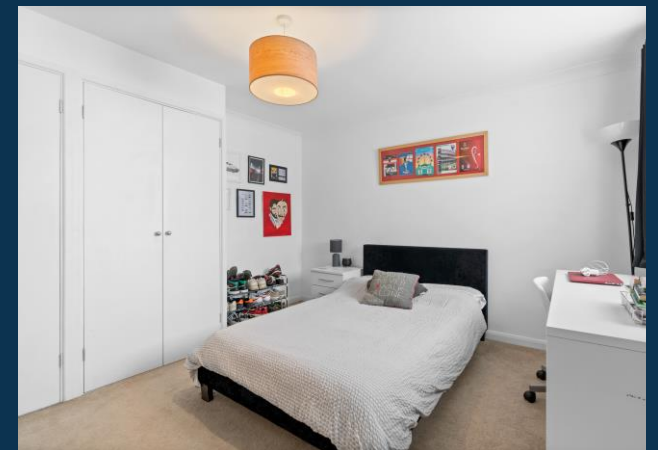
Property Construction – Brick built with render, cladding and tiled roof.

Local Authority – Uttlesford District Council

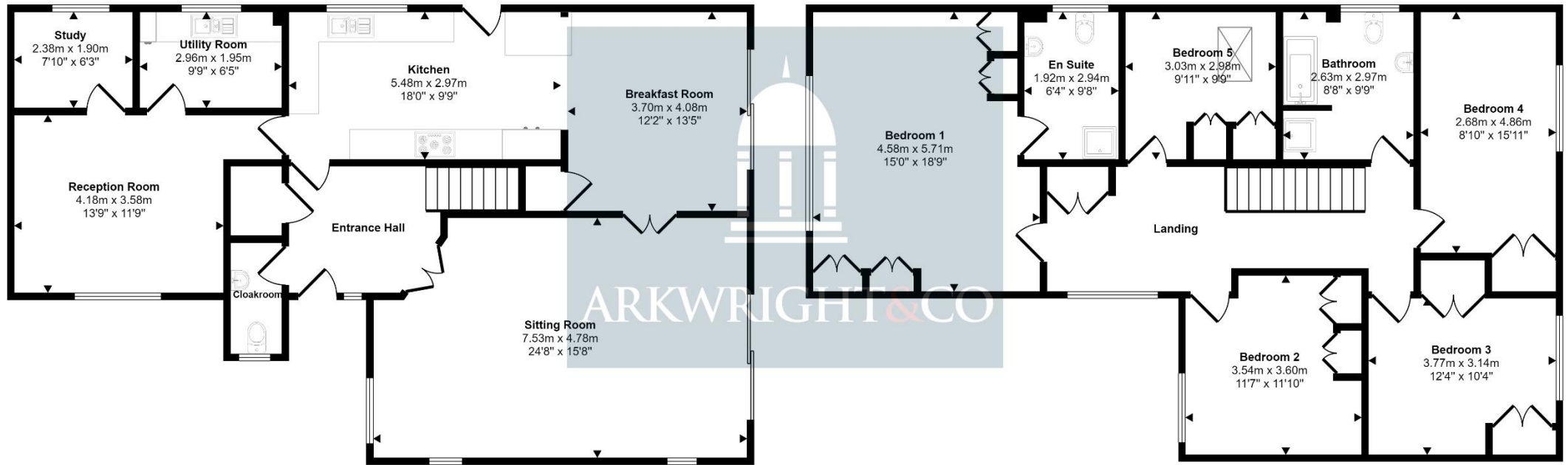
Council Tax - F







Approx Gross Internal Area
219 sq m / 2354 sq ft



Ground Floor
Approx 111 sq m / 1190 sq ft

First Floor
Approx 108 sq m / 1164 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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