



63c Castle Street, Saffron Walden
CB10 1BD



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

63c Castle Street

Saffron Walden | Essex | CB10 1BD

Guide Price £495,000

- A three-bedroom, three bathroom home constructed in 2006
- Charming sitting room with fireplace
- Kitchen/ breakfast room
- Vaulted conservatory
- Principal bedroom & bedroom two have ensuites
- Off street parking
- Desirable, peaceful town centre location
- Offered with no upward chain

The Property

An attractive and well proportioned, three-bedroom, three-bathroom end of terrace property, ideally located in the heart of the town. In addition, there is off street parking and is offered with no upward chain.

The Setting

Castle Street is one of the most picturesque and sought after streets in the town, convenient for the Market Square. Saffron Walden is a fine old market town with a good range of shopping, schools and recreational facilities, including Saffron Hall, renowned for its musical events etc. Audley End mainline station (with fast trains to Liverpool Street and Cambridge) is just two miles away and the M11 access point at Stump Cross, 4 miles away. Castle Street is well-situated for access, via the B1052 or B184, to the university city of Cambridge, approximately 15 miles distance.

The Accommodation

In detail the property comprises a large porch which leads to a sitting room with sash window and fireplace with stone mantel and hearth, built-in shelves and low-level cupboards to the recesses. There is a large walk-in store cupboard adjacent to the sitting room and stairs lead down to the basement guest suite which benefits from its own external stairway and independent entrance. The double bedroom benefits from an ensuite comprising shower enclosure, W.C, wash hand basin and heated towel rail. The kitchen is fitted with a matching range of wall and base units with granite worksurface over and includes a Belling cooking range with gas hob and an integrated fridge/freezer. A utility room/pantry provides space for an additional fridge-freezer and plumbing for a washing machine. The house has been





extended to the rear to create a vaulted garden room with views over Bridge End Gardens via high level windows with automated Velux windows. To the right hand side is a cupboard housing the gas fired central heating boiler and to the left is a cloakroom comprising W.C and wash hand basin.

The first floor offers a generous principal bedroom with high vaulted ceiling with two Velux windows and a high level sash window to the rear. There is also an en suite comprising shower enclosure, W.C, wash hand basin and heated towel rail. A second, double bedroom has two windows to front aspect.

Externally

The property is accessed via a shared driveway and provides off-street parking and a small seating area with a steel staircase which leads down to the basement entrance area.



Services

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

Tenure – Freehold

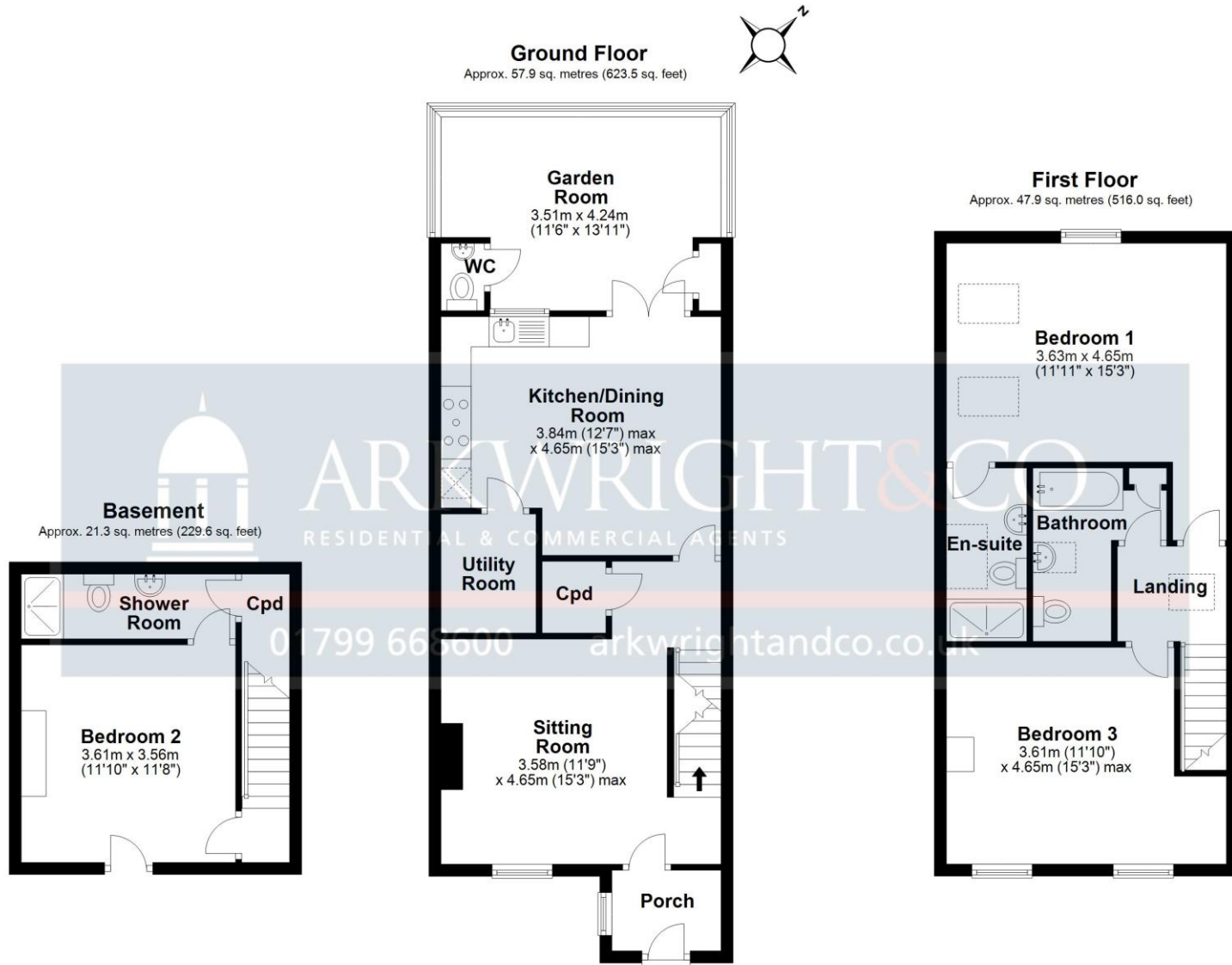
Property Type – End of terrace

Property Construction – Brick with tiled roof

Local Authority – Uttlesford District Council

Council Tax - C

EPC – D



Total area: approx. 127.2 sq. metres (1369.0 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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