



Rookery Close, Great Chesterford, Saffron Walden

Price: Freehold £385,000

- Fantastic kitchen / dining room
- Study / 4th bedroom
- Cloakroom / utility room
- Refitted bathroom
- Large corner plot
- Off-street parking
- Room to enlarge further

EPC Rating: C



A very well-located and significantly extended, 3 / 4 bedroom home situated on a corner plot with potential to enlarge further (subject to relevant planning). The property benefits from a beautiful kitchen/diner, good size garden and driveway parking with scope for more if required.

The property has sizeable ground floor accommodation boasting a large kitchen/dining room, office/fourth bedroom, utility room and WC, and extra reception room leading into the spacious living room. The first floor offers three good size bedrooms, one with built-in wardrobes, and a refitted family bathroom. This is an impressive home in one of the area's most popular villages. Don't miss it!

Double glazed entrance door into:

Living Room:

4.85m x 4.62m (15'11" max. x 15'2" max.)

A naturally light and spacious room with access to stairs rising to the first floor, understairs storage cupboard, twin windows to the front aspect, door to playroom, double glazed doors to:

Playroom:

With built-in alcove shelving. Door into:

Utility room / Cloakroom:

With plumbing for automatic washing machine, space for tumble dryer, worktop and fitted cupboards, low-level WC, wash basin and extractor fan.

Kitchen / Dining Room:

7m x 2.84m x 3.4m (23' x 9'4" x 11'2")

A fantastic room with vaulted ceiling and recessed lighting, comprising an excellent range of base and eye-level units providing ample work surfaces incorporating one-and-a-half bowl single drainer stainless steel sink, built-in Bosch dishwasher, electric four-ring hob with extractor fan above, and double eye-level oven. Double-glazed doors to garden and double-glazed door to side access. Door into:

Study / Bedroom 4:

3.53m x 2.54m (11'7" x 8'4")

A versatile space currently used as an office/snug doubling up as the fourth bedroom. Window to the side aspect.

On the first floor:

First Floor Landing:

Access to loft and airing cupboard housing combination gas-fired boiler.

Bedroom 1:

3.94m max. x 2.82m max. (12'11 max. x 9'3 max.)

With window to the front aspect, fitted wardrobes.

Bedroom 2:

3.28m max. x 2.84m max. (10'9" max. x 9'4" max.)

With window to the rear aspect.

Bedroom 3:

2.92m max. x 1.96m max. (9'7" max. x 6'5" max.)

With window to the front aspect, bulkhead storage cupboard.

Bathroom:

Very well refitted fully tiled room with P-shaped panelled bath with shower attachment over, wash hand basin, and low-level WC.



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Kevin Henry has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Kevin Henry has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SAF100630 - 0001

Outside:

The property benefits from being on a corner plot with a large rear and side garden mainly laid to lawn with hardstand for an outbuilding or further parking. The gardens provide further scope for enlargement, if required, and subject to planning. There is driveway parking for one car to the front of the property. To the side of the property there is a store room with up-and-over-door and although not large enough for a garage, it does have electric power and light and roof storage.

Local Authority:

For further information on the local area and services, log onto www.uttlesford.gov.uk

Council Tax:

Band D.



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