Gillon Way, Radwinter, CB10 2FU

CHEFFINS

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Gillon Way

Radwinter,
CB10 2FU

3 2 1

Guide Price £485,000

- Three double bedrooms
- Link detached
- Ample driveway parking
- Tucked away position
- High spec accommodation
- High quality development

A beautifully appointed three bedroom link detached home forming part of this small and stylish development in the heart of the village. The property enjoys spacious and well-presented accommodation throughout, together with generous garden and ample driveway parking.

LOCATION

Radwinter is a charming village with a fine parish church, excellent primary school and recreation ground. The historic market town of Saffron Walden is about 5 miles distant, providing excellent shopping, schooling, further recreational facilities and twice weekly market. Audley End station, offering a commuter service to London Liverpool Street, is 7 miles away and the M11 motorway access at Stumps Cross is approximately 9 miles. Historic Cambridge is about 15 miles to the north.

GROUND FLOOR

ENTRANCE HALL
Entrance door, stairs rising to the first floor with built in storage cupboard under, doors to adjoining rooms. There is also underfloor heating throughout the ground floor accommodation.

LIVING ROOM
A dual aspect room with double glazed windows to both the front and rear. Feature built-in LPG fireplace and cupboard housing the heat pump mechanism.

CLOAKROOM
Comprising ceramic wash basin with splashback tiles, low level WC, obscure double glazed window to the front aspect.

KITCHEN
A beautifully appointed space, fitted with a range of base and eye level units with granite composite worktops and tiled splashback, stainless steel sink with water softener, integrated washing machine, fridge and freezer, oven and grill, Siemens four ring induction hob with extractor above, storage cupboard and an additional space for a free-standing fridge and freezer. The room is dual aspect with double glazed sliding patio doors to both the rear and side aspects.

FIRST FLOOR

LANDING
Dual aspect with double glazed windows to the front and rear aspects, built-in storage cupboard with shelving and doors to adjoining rooms.

BEDROOM 1
Recently fitted double wardrobes with drawers, double glazed window to the rear aspect. Door to:-

EN SUITE
Comprising walk-in shower enclosure, ceramic wash basin with vanity cupboard beneath, wall hung WC, tiled walls and floor with underfloor heating, obscure double glazed window to the front aspect.

BEDROOM 2
Double glazed window to the rear aspect overlooking the garden.

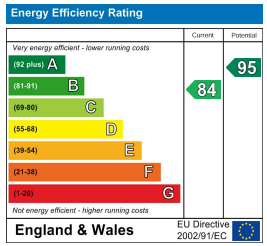
BEDROOM 3
Currently used as a study with double glazed window to the rear aspect with views of the garden.

BATHROOM
Comprising ceramic wash basin with vanity cupboard space beneath, panelled bath with shower above, wall hung WC, built-in storage cupboard with shelving, heated towel rail, tiled walls and floor with underfloor heating and obscure double glazed window to the front aspect.

OUTSIDE
The property features a block-paved driveway providing off-street parking for multiple vehicles and a charming porch surrounded by mature shrubs and flowers. Gated side access leads to the south west facing rear garden which is predominantly laid to lawn together with a range of mature shrubs, flowers, trees and timber fences bordering. A paved patio with a steel framed pergola and an electronically controlled awning creates a perfect area for al fresco entertaining. The garden also benefits from an additional timber pergola and timber shed.

AGENT'S NOTE
The property is subject to an Estate Management Charge of £234.02 p.a.

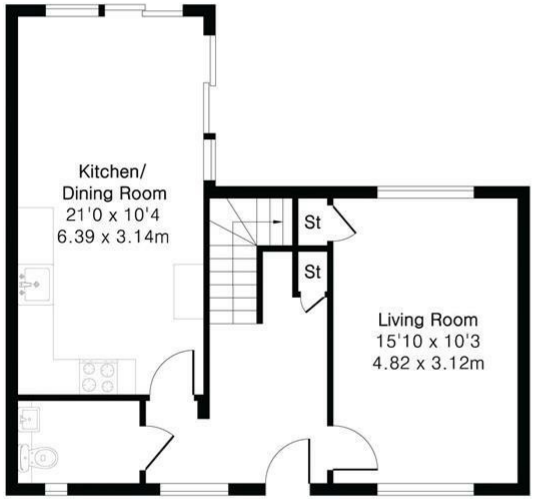
VIEWINGS
By appointment through the Agents.



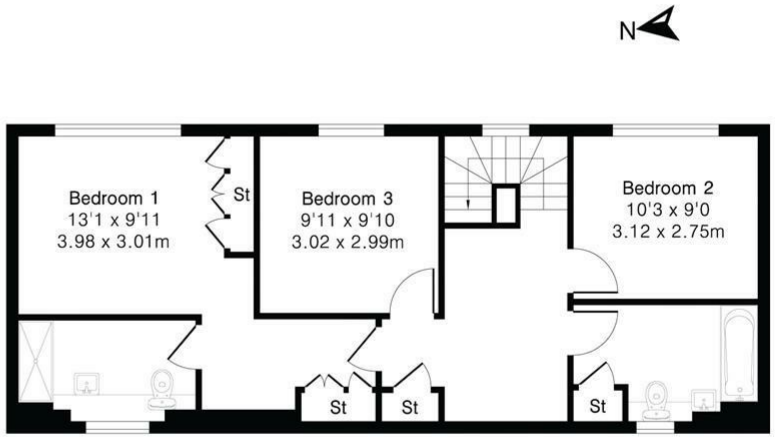
Approximate Gross Internal Area 1191 sq ft - 110 sq m

Ground Floor Area 542 sq ft – 50 sq m

First Floor Area 649 sq ft – 60 sq m



Ground Floor



First Floor

Guide Price £485,000

Tenure - Freehold

Council Tax Band - D

Local Authority - Uttleford

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.