



Ickleton Road, Elmdon, CB11 4LT

CHEFFINS

Ickleton Road

Elmdon,
CB11 4LT

6 2 3

Guide Price £950,000

- Idyllic village location
- Detached home set within a 0.28 of an acre plot
- Driveway and double garage
- Six bedrooms
- Bathroom and ensuite
- Delightful garden

A substantial six bedroom home set back in a quiet road and situated in an idyllic village location with pleasant views over the adjoining countryside. The property offers bright and extensive accommodation, together with a delightful garden, driveway and double garage.





LOCATION

The highly regarded village of Elmdon is 6 miles from the fine old market town of Saffron Walden with its excellent shopping, schooling and recreational facilities. Audley End mainline station to London's Liverpool Street is 6 miles and the M11 access at Stump Cross (junction 9) is 6 miles.

GROUND

ENTRANCE PORCH

Glazed doors leading:-

HALLWAY

Staircase rising to the first floor and doors to adjoining rooms.

WC

Comprising ceramic wash basin, low level WC.

SITTING ROOM

Glazed window to the front aspect, feature fireplace with an open fire, glazed French doors to the rear garden.

BREAKFAST ROOM/SNUG

Glazed French doors leading to the rear garden and obscure glazed door leading to:-

KITCHEN

Fitted with a range of base and eye level units with worktop space over, electric induction hob with overhead extractor and oven, sink unit, space and plumbing for a washing machine, integrated microwave and space for a free-standing fridge freezer. Obscure glazed doors to the adjoining rooms and door to downstairs storage cupboard, door leading to side entrance hall with an external door to the front aspect together with a obscure glazed door to:-

UTILITY ROOM

Fitted with base and eye level units with

worktop space over, sink unit, door to cupboard housing oil fired boiler, glazed windows to the rear and side aspects together with a partially glazed door with access to the rear garden, door to integral garage.

DINING ROOM

Window to the front aspect and a door leading into hallway.

FIRST FLOOR

LANDING

Loft access, double doors to airing cupboard and doors to adjoining rooms.

BEDROOM 1

Currently used as an office with fitted cupboard/wardrobe space incorporating a desk, windows to the front and side aspects together with access to the loft space.

BEDROOM 2

Windows to the rear aspect and fitted wardrobes.

BEDROOM 3

Windows to the rear aspect, fitted wardrobes and door to:-

EN SUITE

Comprising pedestal wash basin, panelled bath with shower attachment, low level WC and obscure glazed window to the rear aspect.

BEDROOM 4

Window to the front aspect and fitted wardrobes.

BATHROOM

Comprising pedestal wash basin, panel bath, low level WC, shower unit, heated towel rail and obscure glazed window to the front aspect.

BEDROOM 5

Window to the rear aspect, fitted wardrobes with vanity unit.

BEDROOM 6

Window to the front aspect and fitted wardrobes.

OUTSIDE

The property is set back in a quiet road and accessed via a five-bar gate which leads to a gravelled driveway offering off-street parking for several vehicles with hedges bordering providing a good degree of seclusion. The garden to the side of the property features a paved patio area, ideal for al fresco dining and entertaining, a pergola and central lawn surrounded by mature beds bordering. Beyond the beech hedge at the rear there are stunning views over the adjoining countryside. To the other side of the property there is an ancillary area with greenhouse, two sheds, one of which is equipped with a power supply.

DOUBLE GARAGE

Fitted with two up and over doors, power and lighting connected, window to the side aspect together with external side door.

VIEWINGS

By appointment through the Agents.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			69
(55-68) D		45	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Guide Price £950,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - Uttlesford

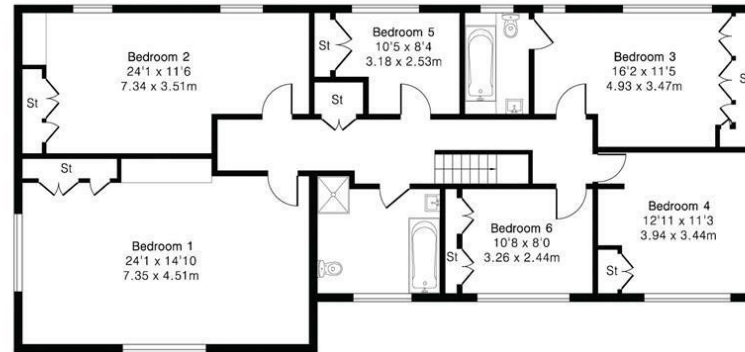


**Approximate Gross Internal Area 2682 sq ft - 250 sq m
(Excluding Garage)**

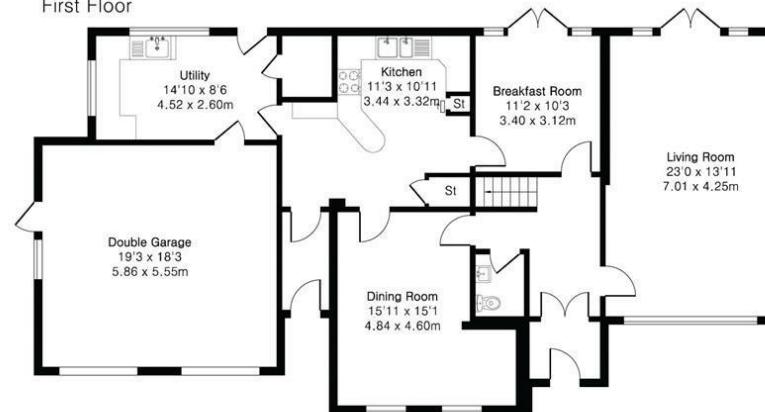
Ground Floor Area 1202 sq ft – 112 sq m

First Floor Area 1480 sq ft – 138 sq m

Garage Area 350 sq ft – 33 sq m



First Floor



Ground Floor

[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>.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | cheffins.co.uk

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.

