

Radwinter Road, Ashdon, CB10 2ET

CHEFFINS

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Radwinter Road

Ashdon,
CB10 2ET

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Guide Price £1,200,000

- Detached new homes
- Accommodation of 2,952 sqft
- Impressive kitchen/dining/family room
- Four double bedrooms
- Family bathroom & 2 en suites
- Detached triple garage
- Energy efficient air source heat pump
- 10 Year build warranty



Bourn Vale is a prestigious development for four imposing new homes situated in an idyllic village location with stunning views over adjoining countryside. The properties offer stylish and complimentary finishes, together with ample off street parking, triple bay cart lodge and generous plots.









LOCATION

The highly regarded village of Ashdon has its own excellent primary school, nursery school, inn, church and garage. The market town of Saffron Walden with its excellent shopping, schooling and recreational facilities including an 18 hole golf course and leisure centre with swimming pool is 3 miles away. Audley End mainline station offering a commuter service into London's Liverpool Street is 5 miles distant and the nearest M11 access point at Stump Cross (junction 9 south only) is 7 miles away.

GROUND FLOOR

ENTRANCE HALL
Entrance door, staircase rising to the first floor and double glazed window to the side aspect. Doors to adjoining rooms.

CLOAKROOM
Comprising ceramic wash basin with vanity unit beneath and low level WC.

FAMILY ROOM/OFFICE
Double glazed windows to both side aspects and double glazed bay window to the front aspect. Door to large understairs storage cupboard.

UTILITY ROOM
Fitted with base and eye level units with worktop space over, stainless steel sink, space and plumbing for washing machine and tumble dryer. Door to plant cupboard and double glazed door to the side aspect.

KITCHEN/DINER
The kitchen is fitted with a range of base and eye level units with quartz worktop space over, stainless steel sink, central island with large breakfast bar and Siemens five ring induction hob with extractor hood over, integrated full height fridge and freezer, electric double oven, plate warmer and wine cooler. Double glazed window to the side aspect. Open plan to the dining area which has double glazed windows to the side aspect, aluminium bi-folding doors to the rear aspect and lightwell providing a good degree of natural light.

SITTING ROOM
Double glazed bay window to the front aspect and double glazed doors to the rear aspect.

FIRST FLOOR

LANDING
Doors to adjoining rooms, access to the loft space, built-in airing cupboard, double glazed window to the side aspect and Velux window providing a good degree of natural light.

BEDROOM 1
Double glazed doors opening to the rear facing Juliet balcony. Door to:

EN SUITE
Comprising ceramic wash basin with vanity unit beneath, low level WC, shower enclosure with dual shower heads, heated towel rail and double glazed window to the side aspect. Pocket door to the walk-in wardrobe.

BEDROOM 2
Double glazed doors opening to the rear facing Juliet balcony. Pocket door to:

EN SUITE
Comprising ceramic wash basin with vanity unit beneath, low level WC, walk-in shower enclosure with dual shower heads, heated towel rail and double glazed window to the side aspect.

BEDROOM 3
Double glazed window to the front aspect.

BEDROOM 4
Double glazed window to the front aspect.

FAMILY BATHROOM
Comprising ceramic wash basin with vanity unit beneath, low level WC, bath with shower attachment, separate walk-in shower enclosure with dual shower heads, heated towel rail and double glazed window to the side aspect.

OUTSIDE
To the front of the property is a block paved driveway providing off-street parking for several vehicles and access to the triple bay cart lodge with power and lighting connected, eaves storage above and EV charging point. Two bays are open and the third has an electric roller shutter door. The front garden is laid to lawn with a porcelain paved patio that extends to the side of the property. The rear garden is predominantly laid to lawn with a sunken paved terrace for al fresco entertaining and pleasant views over the adjoining countryside.

MATERIAL INFORMATION
- Tenure - Freehold
- Annual service charge amount - To be assessed
- Service charge review period - To be assessed
- Council tax band - To be assessed

VIEWINGS
By appointment through the Agents.









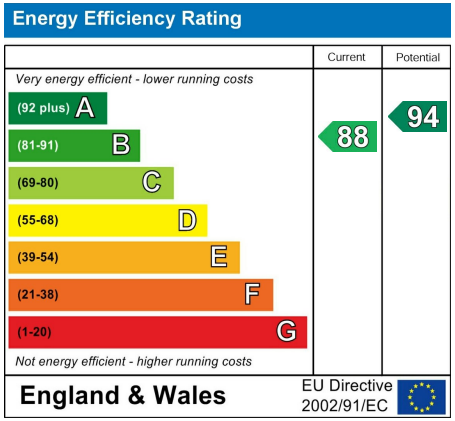




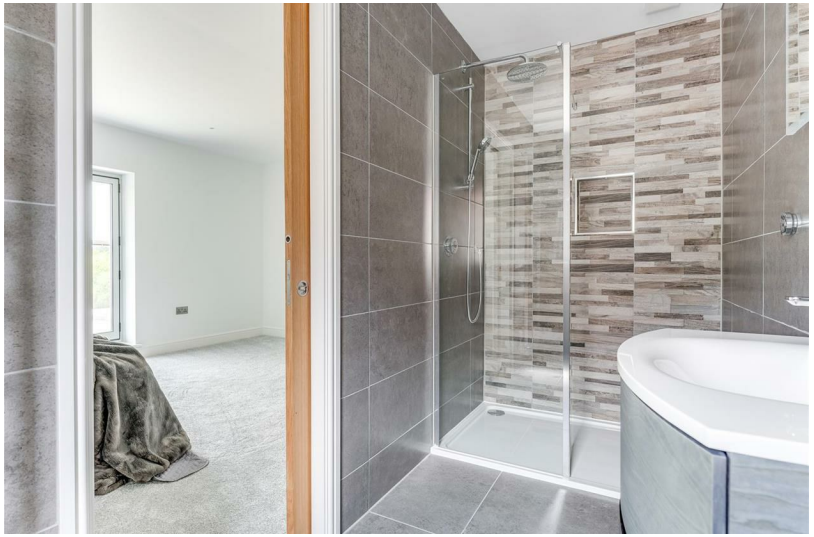


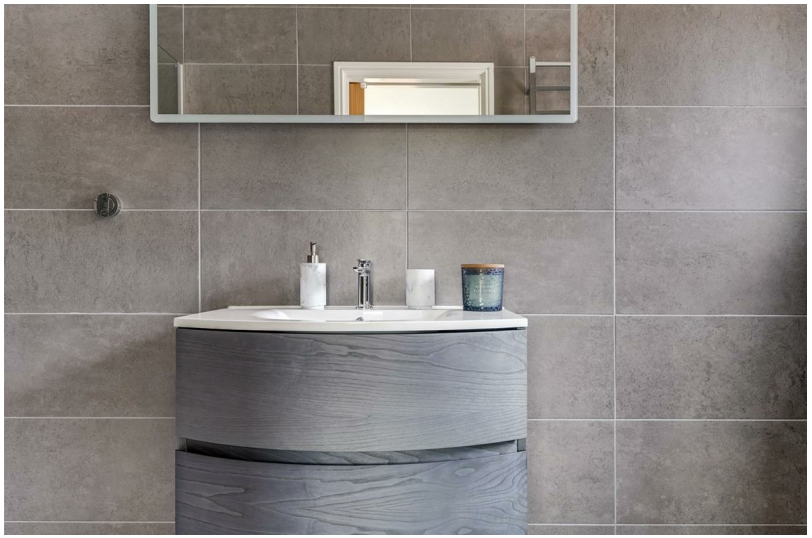
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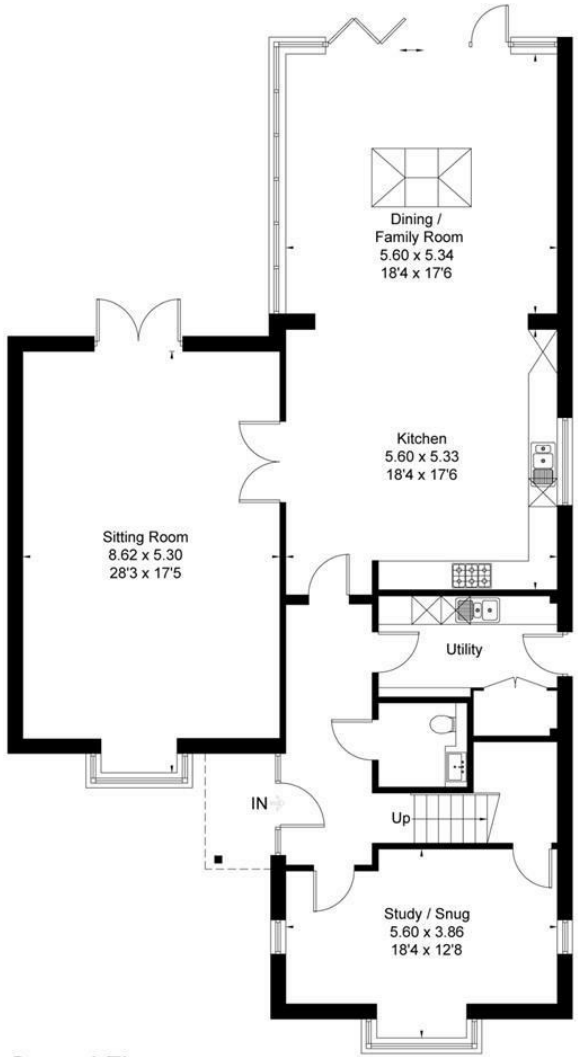




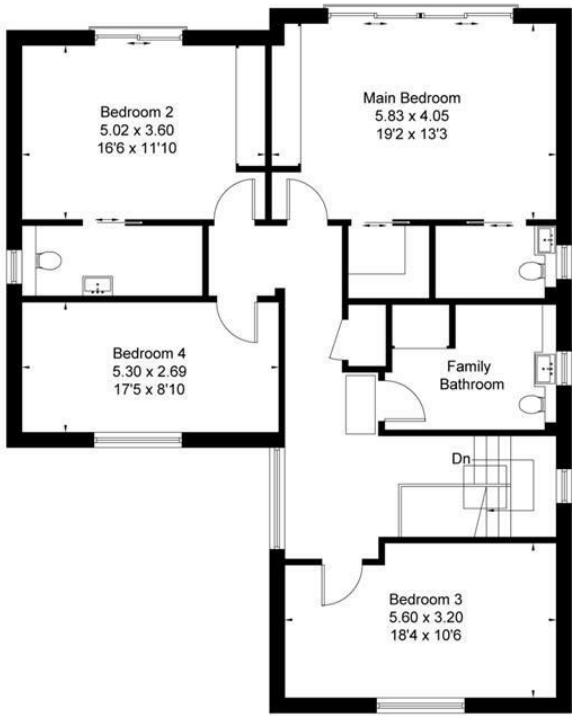


Guide Price £1,200,000
Tenure - Freehold
Council Tax Band - New Build
Local Authority - Uttlesford

Approximate Floor Area = 274.3 sq m / 2952 sq ft



Ground Floor



First Floor

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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.