



Rickling Road, Wicken Bonhunt, CB11 3UH

CHEFFINS

Rickling Road

Wicken Bonhunt,
CB11 3UH

- Contemporary design
- Short drive to mainline stations
- Fully fitted kitchen and separate utility room
- Three bathrooms
- Driveway with ample parking

SHOW HOME NOW AVAILABLE Three stunning new homes residing in an idyllic village location with strong commuter links.

3 3 1

Guide Price £650,000





LOCATION

Wicken Bonhunt is an attractive village just to the south- west of Saffron Walden and is ideally placed to reach the railway link to London's Liverpool Street at Audley End or Newport stations. Access to the M11 motorway is at Bishops Stortford. There is a well regarded local primary school at nearby Clavering, where there is also a good Supermarket. Wicken Bonhunt has a public house, active Church and many village clubs and organisations. More comprehensive amenities are available at the fine old market town of Saffron walden. London's third international airport is at Stansted 12 miles away.

GROUND FLOOR**ENTRANCE HALL**

Entrance door, staircase rising to the first floor with understairs storage cupboard.

KITCHEN

Fitted with a range of base and eye level units with worktop space over, sink unit with Quooker tap, Hotpoint appliances including four ring induction hob with extractor hood over, combi microwave and oven, integrated fridge freezer, windows to the side aspect and French doors opening to the garden. Opening to the sitting/dining room.

UTILITY ROOM

Fitted with base units with worktop space, space and plumbing for washing machine, built-in plant cupboard, window to the front aspect and part-glazed door to the side aspect.

SITTING/DINING ROOM

Glazed bi-folding doors to the rear, French doors to the side aspect and feature window to the vaulted rear elevation.

CLOAKROOM

Comprising ceramic wash basin and low level WC.

BEDROOM 1

Bay window to the front aspect and door to:

EN SUITE

Comprising ceramic wash basin with vanity unit beneath, low level WC and shower enclosure.

FIRST FLOOR**LANDING**

Doors to adjoining rooms and Velux window providing a good degree of natural light.

BEDROOM 2

Velux windows to the front and rear aspects and door to:

EN SUITE

Comprising ceramic wash basin with vanity unit beneath, low level WC, shower enclosure and heated towel rail.

BEDROOM 3

Velux windows to the front and rear aspects and door to:

EN SUITE

Comprising panelled bath with shower over, low level WC, ceramic wash basin with vanity unit beneath and heated towel rail.

OUTSIDE

There is a block paved driveway providing off-street parking and gated side access to the rear garden which is predominantly laid to lawn with a paved terrace for al fresco entertaining and hedge border providing a good degree of seclusion.

AGENT'S NOTES

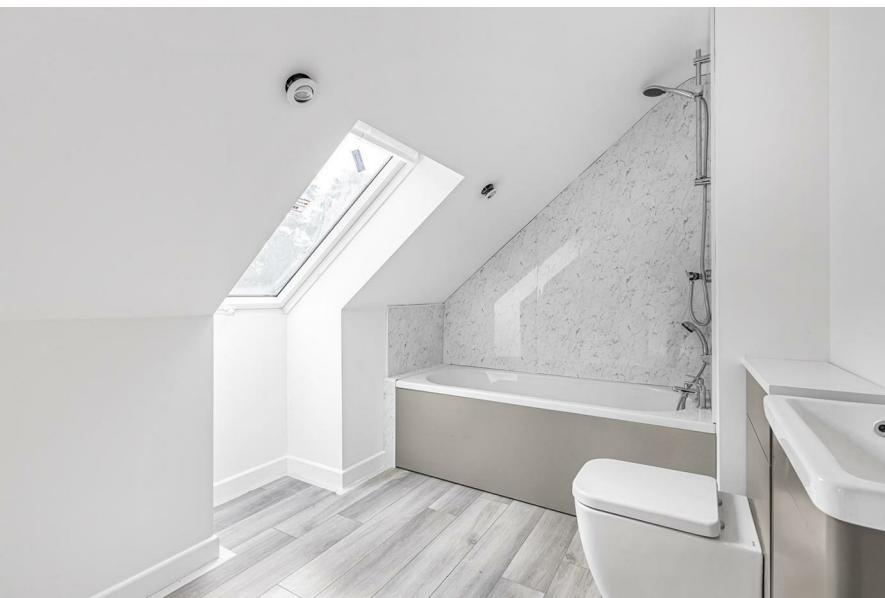
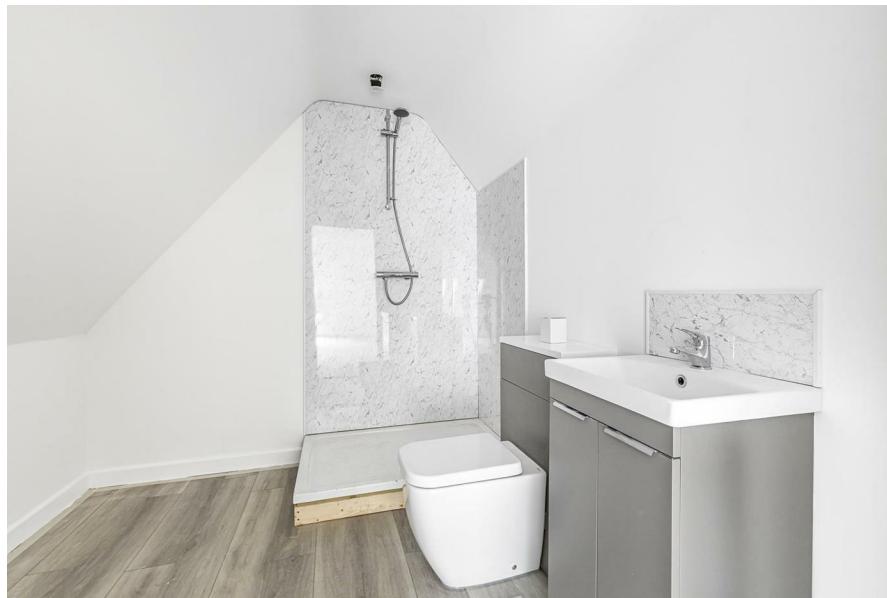
- Tenure - Freehold
- Annual Estate Charge - N/A
- Council Tax Band - To be assessed
- Property Type - Detached house
- Property Construction - Brick and block
- Number & Types of Room - Please refer to the floorplan
- Square Footage - 1650 sq/ft
- Parking - Driveway

UTILITIES/SERVICES

- Electric Supply - Mains
- Water Supply - Mains
- Sewerage - Mains
- Heating - Air source heat pump with underfloor heating to ground floor and radiators to first floor
- Broadband - To be connected (Superfast broadband available in the area)
- Mobile Signal/Coverage - Limited
- Rights of Way, Easements, Covenants - Vehicular right of way over the drive

VIEWINGS

By appointment through the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	

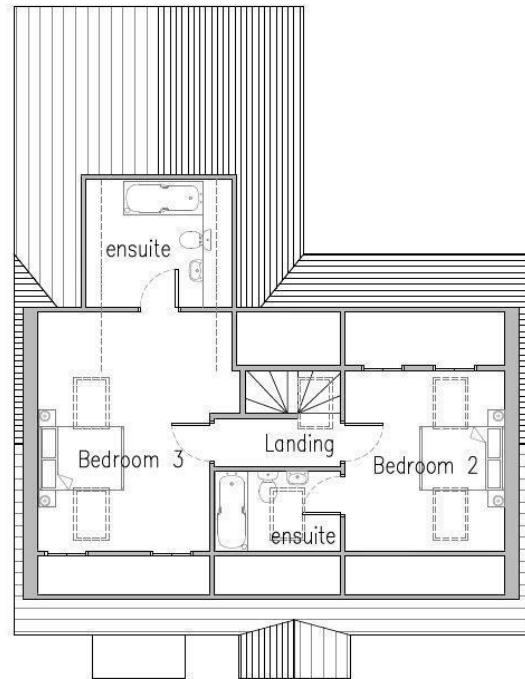
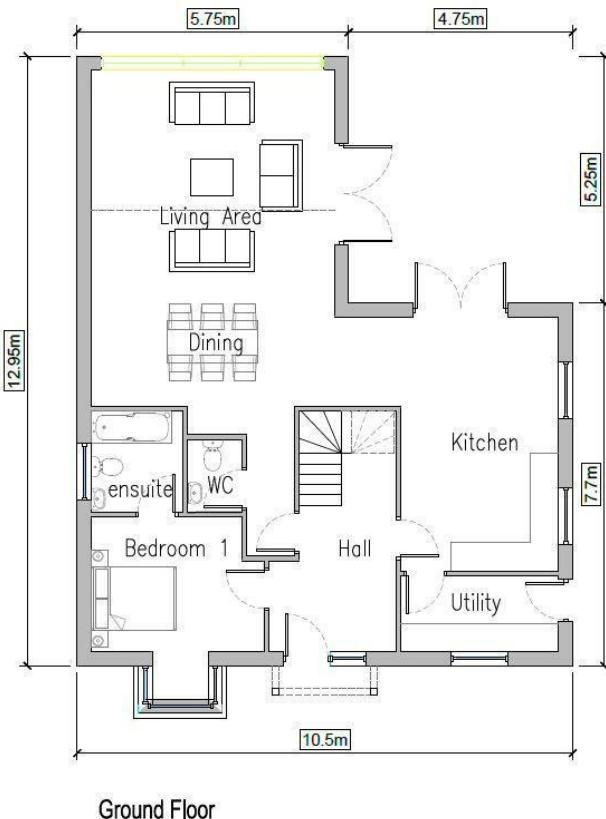
Not energy efficient - higher running costs
England & Wales EU Directive 2002/91/EC

Guide Price £650,000

Tenure - Freehold

Council Tax Band - New Build

Local Authority - Uttlesford



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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.



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