



Kents Yard, Littlebury, CB11 4XU

CHEFFINS

Kents Yard

Littlebury,
CB11 4XU

4 2 3

Guide Price £650,000

- Attractive four bedroom home
- Beautifully presented
- Refitted kitchen and bathroom
- Driveway and double garage
- Porcelain patio and pergola
- Pleasant village setting

****GUIDE PRICE £650,000-£700,000**** A beautifully presented four bedroom home which has been recently renovated. The property offers bright and well proportioned accommodation, together with a landscaped rear garden, driveway and double garage.





LOCATION

The very popular and pretty village of Littlebury has a fine Church and Public House. It is only 1 mile from the market town of Saffron Walden which has excellent shopping, schooling and recreational facilities. Audley End Mainline station (London Liverpool Street - 57 mins) is 2 miles and the M11 (Jt 9 - South only) is approximately 3 miles.

GROUND FLOOR

ENTRANCE PORCH

Entrance door and window to the side aspect and glazed door leading into:-

HALLWAY

Doors to adjoining rooms and stairs rising to the first floor with understairs storage cupboard.

SITTING ROOM

Window to the front aspect together with a feature fireplace with wood burning stove and opening into:-

KITCHEN/DINING ROOM

Fitted with a range of base and eye level units with quartz worktops, integrated induction hob, electric oven, microwave, wine cooler, stainless steel sink, dishwasher, space and plumbing for washing machine and tumble dryer and space for an American style fridge freezer. Window to the rear aspect along with a partially glazed door leading out to the garden. Opening into:-

PLAYROOM

Dual aspect with windows to the rear and side aspects and glazed door leading directly into the garden.

CLOAKROOM

Comprising ceramic wash basin, low level WC.

STUDY

Window to the front aspect.

FIRST FLOOR

LANDING

Window to the front aspect, airing cupboard, access to the loft space and doors to adjoining rooms.

BEDROOM 1

Window the front aspect, fitted wardrobes, air conditioning unit and door into:-

EN SUITE

Comprising pedestal wash basin, shower enclosure with dual head attachment, low level WC, towel rail and obscure glazed to the front aspect.

BEDROOM 2

Window to the rear aspect.

BATHROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC, heated towel rail, free-standing bath, obscure glazed window to the rear aspect.

BEDROOM 3

Window to the rear aspect and fitted wardrobe.

BEDROOM 4

Window to the front aspect and fitted wardrobe.

OUTSIDE

The property's front showcases two timber gates and a block-paved driveway, providing off-street parking for multiple vehicles and access to a detached double garage. Gated side access leads to a rear garden, primarily laid to lawn, featuring a pergola above a porcelain-paved terrace which is perfect for al fresco entertaining.

DOUBLE GARAGE

Power and lighting connected.

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		79
(55-68) D	67	
(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 – E
Local Authority – Uttlesford





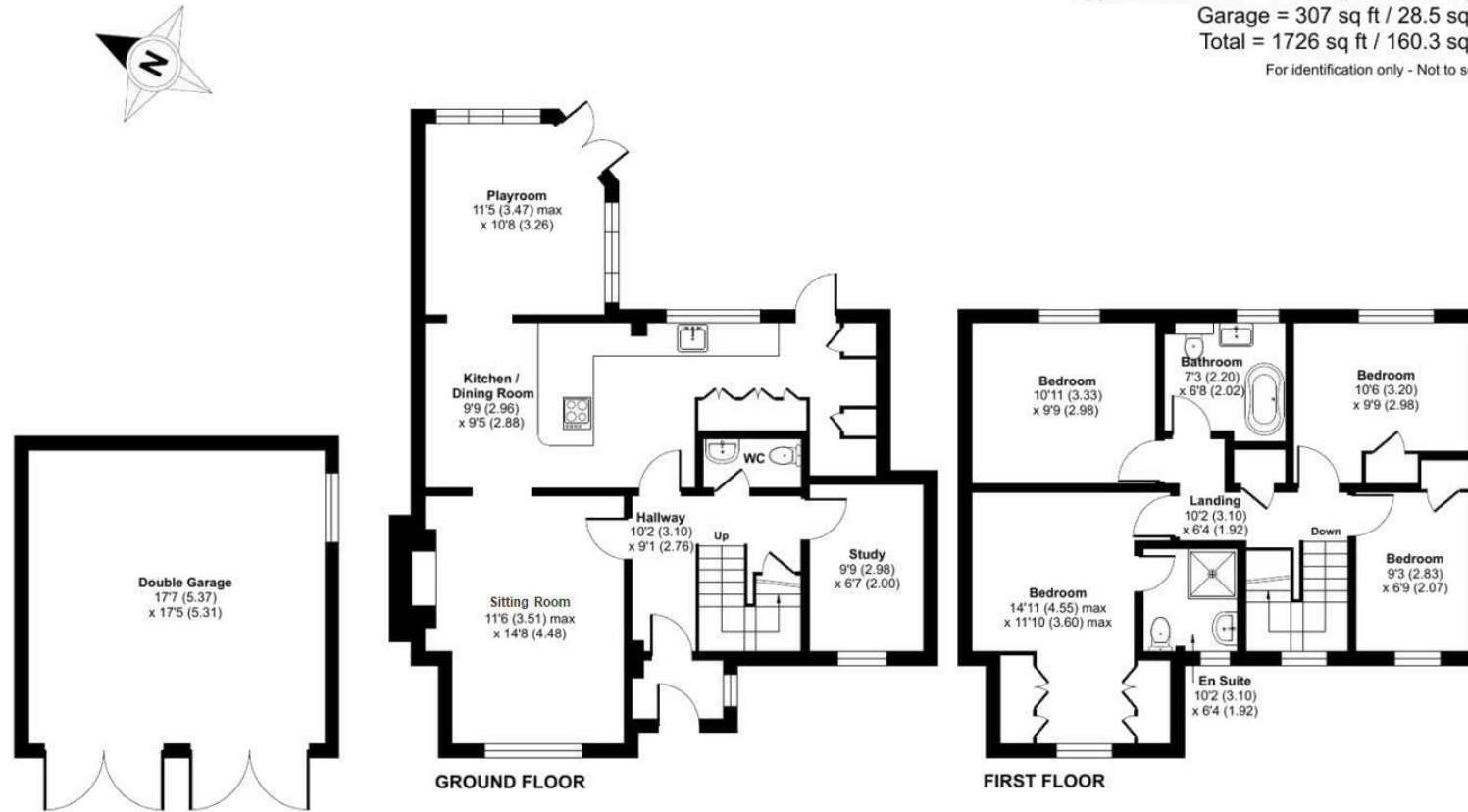
Kents Yard, Littlebury, Saffron Walden, CB11

Approximate Area = 1419 sq ft / 131.8 sq m

Garage = 307 sq ft / 28.5 sq m

Total = 1726 sq ft / 160.3 sq m

For identification only - Not to scale



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.

