



Willetts Field, Great Sampford, CB10 2SE

CHEFFINS

Willetts Field

Great Sampford,
CB10 2SE

A beautifully appointed two bedroom linked detached home positioned in a popular, tucked-away location within the village. Enjoying bright and well proportioned accommodation, together with driveway parking with adjoining garage and a private rear garden. Offered chain free.

LOCATION

The highly regarded village of Great Sampford has its own excellent primary school, nursery school, inn and church. The nearby market town of Saffron Walden offers excellent shopping, schooling and recreational facilities including an 18 hole golf course and leisure facilities. Audley End mainline station offering a commuter service into London's Liverpool Street and good access to road networks including M11. The vibrant University City of Cambridge offers a wealth of recreational facilities, excellent public schools and a number of large businesses and Addenbrookes Hospital.



Guide Price £300,000





GROUND FLOOR

SITTING/DINING ROOM

An open plan room with entrance door, double glazed window to the front aspect along with patio doors leading directly into the garden, stairs rising to the first floor.

KITCHEN

Fitted with a range of base and eye level units with worktop over, splashback tiles, stainless steel sink, four ring induction hob with conventional oven beneath and extractor above, washing machine, free-standing fridge freezer, double glazed window to the rear aspect.

FIRST FLOOR

LANDING

Doors to adjoining rooms and access to:-

ATTIC ROOM

A useful, insulated space.

BEDROOM 1

Double glazed window with built-in sliding secondary glazing to the rear aspect.

BATHROOM

Comprising panelled bath with shower above, tiled walls, ceramic wash basin with stainless steel taps with vanity cupboard space beneath, wall hung WC, heated towel rail and obscure glazed window to the side aspect.

BEDROOM 2

Double glazed window with built-in sliding secondary glazing to the front aspect, built-in storage cupboard with shelving.

OUTSIDE

A driveway provides off-street parking for two vehicles and leads to an adjoining garage. At the rear of the property is a paved garden featuring a raised brick flower bed filled with a range of shrubs and rockery and a timber fenced boundary.

GARAGE

Fitted with an up and over door, lighting and power supply, water tap and rear door leading directly into garden.

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	

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Tenure – Freehold

Council Tax Band – C

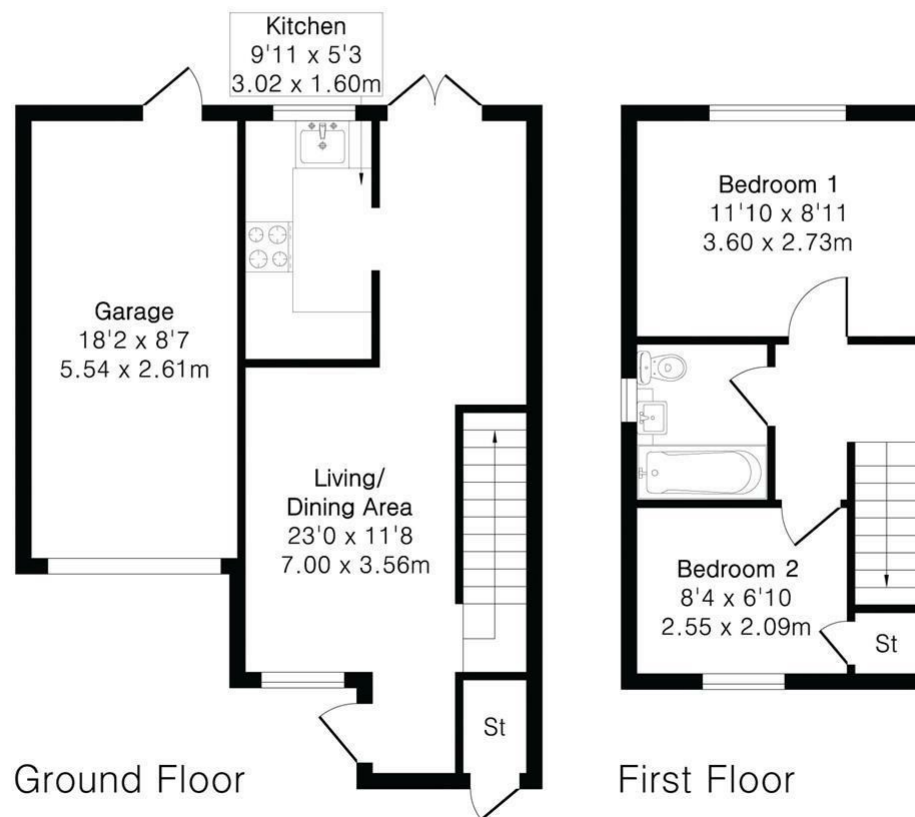
Local Authority – Uttlesford

Approximate Gross Internal Area 562 sq ft - 52 sq m (Excluding Garage)

Ground Floor Area 294 sq ft – 27 sq m

First Floor Area 268 sq ft – 25 sq m

Garage Area 156 sq ft – 14 sq m



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.



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