



Peggys Walk, Littlebury, CB11 4TG

**CHEFFINS**

# Peggys Walk

Littlebury,  
CB11 4TG

- Detached home
- Refurbished throughout
- Ideally located for commuters
- Off-street parking
- Sitting room with open fireplace
- Four bedrooms

A refurbished, four bedroom detached home tucked away in a popular no through road. The property has been refurbished throughout, offering bright and beautifully presented accommodation. In addition, there is ample off street parking and a landscaped rear garden.

4 2 3



**Guide Price £595,000**



## 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 together with obscure glazed window to the front aspect and glazed door to:-

### ENTRANCE HALL

Stairs rising to to first floor and doors to adjoining rooms.

### CLOAKROOM

Comprising hand wash basin, low level WC and obscure glazed window to the front aspect.

### KITCHEN/BREAKFAST ROOM

Fitted with a range of base and eye level units with worktop over and breakfast bar, Neff microwave, double oven, plate warmer, induction hob, overhead extractor, sink unit with mixer tap and integrated dishwasher, glazed window to the front aspect together with Velux window providing a good degree of natural light, space for American style fridge freezer and partially obscure glazed door leading into:-

### UTILITY ROOM

Fitted with base and eye level units, sink unit, space and plumbing for washing machine/tumble dryer and obscure glazed door to the side aspect.

## SITTING ROOM

Feature fireplace with open fire, window and sliding patio doors to the rear aspect. steps down to:-

### DINING ROOM

Window to the rear aspect and opening to:-

### FAMILY ROOM

Formerly the garage which has been converted into a family room with power and lighting supply. Fitted with base level units, timber bar, shelving, sink unit and space for a fridge, door to:-

### STORE ROOM

Fitted with an up and over door.

## FIRST FLOOR

### LANDING

Velux window providing a good degree of natural light, doors to adjoining rooms and airing cupboard housing the hot water cylinder.

### BEDROOM 1

Window to the rear aspect.

### BEDROOM 2

Velux window to the side aspect together with window to the rear aspect, door to:-

## EN SUITE

Comprising ceramic hand wash basin with vanity unit beneath, low level WC, corner shower unit, heated towel rail, Velux window and eaves storage area.

### BEDROOM 3

Window to the front aspect, air conditioning unit.

### BEDROOM 4

Window to the rear aspect with built-in storage cupboards.

## BATHROOM

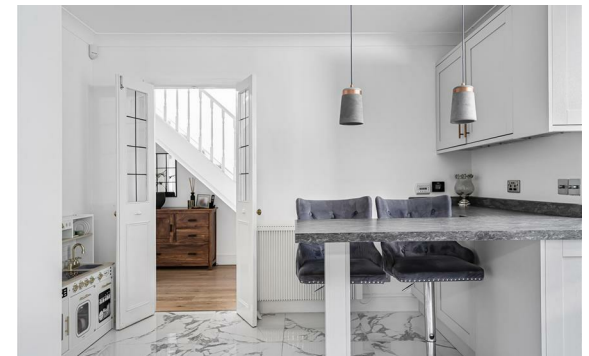
Comprising ceramic hand wash basin with vanity unit beneath, low level WC, panelled bath with overhead shower, heated towel rail and obscure glazed window to the front aspect.

## OUTSIDE

A five-bar gate opens to a driveway with off-street parking for several vehicles together with mature beds bordering. Gated side access to the rear garden which offers a raised terrace, perfect for al fresco entertaining, steps down to a lawn area together with covered pergola, patio area, and timber shed and timber fences bordering.

## VIEWINGS

By appointment through the Agents.





| Energy Efficiency Rating                                                          |           |           |
|-----------------------------------------------------------------------------------|-----------|-----------|
|                                                                                   | Current   | Potential |
| Very energy efficient - lower running costs                                       |           |           |
| (92 plus) <b>A</b>                                                                |           | <b>77</b> |
| (81-91) <b>B</b>                                                                  |           |           |
| (69-80) <b>C</b>                                                                  |           |           |
| (55-68) <b>D</b>                                                                  |           |           |
| (39-54) <b>E</b>                                                                  | <b>46</b> |           |
| (21-38) <b>F</b>                                                                  |           |           |
| (1-20) <b>G</b>                                                                   |           |           |
| Not energy efficient - higher running costs                                       |           |           |
| <b>England &amp; Wales</b>                                                        |           |           |
| EU Directive<br>2002/91/EC                                                        |           |           |
|  |           |           |

Guide Price £595,000  
 Tenure – Freehold  
 Council Tax Band – E  
 Local Authority – Uttlesford

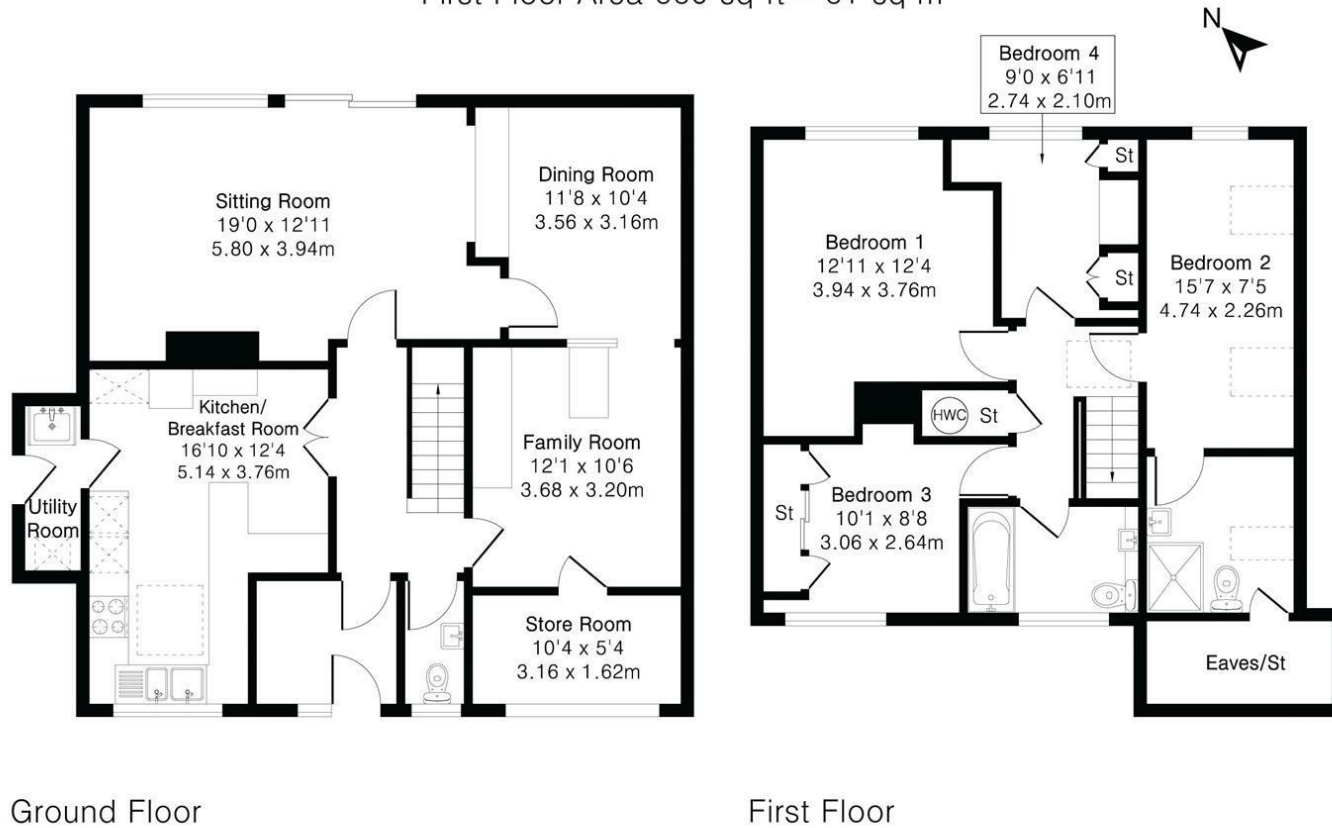




### Approximate Gross Internal Area 1606 sq ft - 149 sq m

Ground Floor Area 946 sq ft – 88 sq m

First Floor Area 660 sq ft – 61 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>.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | [cheffins.co.uk](http://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.

