



**The Primrose, Amber Mews, Saffron Walden, CB10 2SG**

**CHEFFINS**

## Amber Mews

Saffron Walden,  
CB10 2SG

- Brand new detached home
- Open plan kitchen/dining area with French doors opening to garden
- Sitting room & study
- En-suite & family bathroom
- Private garden & garage
- Incentives available on selected plots

A smart, new development from Countryside Homes, Amber Mews comprises a selection of 2-5 bedroom homes set on the outskirts of the town. Showcasing the properties is The Primrose; a 4 bedroom, 1,306 sqft family home with a private garden and garage.

4 2 1



**Guide Price £620,000**



## LOCATION

Saffron Walden is an historic market town with a magnificent Parish Church, numerous period properties and a wide tree-lined High Street. An extensive range of shops, schools, social and sporting amenities are all accessible within the town and the Golf Course and Sports Centre lie on the town's outskirts. Road links to London and Cambridge (16 miles) are accessible at Junctions 8 and 9 of the M11. Train services to London (Liverpool Street - 57 mins) run from Audley End Station about 2 miles away.

Amber Mews brings together a versatile collection of homes suited to every stage of life, from stylish one and two bedroom apartments to classic two to five bedroom houses. Designed around modern family living, each layout pairs generous proportions with practical storage to keep daily routines effortless. Nature takes center stage through a landscape-led design, where lush green corridors enhance the peaceful setting and nurture local biodiversity. Outside, more than 5.5 acres of shared open grounds feature dedicated play areas and walking routes that connect directly into wider trail networks.

The properties are showcased by The Primrose – one of the 4 bedroom detached homes. Accommodation comprises:

## GROUND FLOOR

### ENTRANCE HALL

Entrance door and obscure glazed window to the front aspect, staircase rising to the first floor with understair storage cupboard and doors to adjoining rooms.

### STUDY

Window to the front aspect.

### CLOAKROOM

Comprising ceramic wash basin and low level WC.

### LIVING ROOM

4.81m x 3.11m (15'9" x 10'2")  
Window to the front aspect.

## KITCHEN/DINING AREA

7.27m x 3.79m (23'10" x 12'5")  
Fitted with a range of base and eye level units with electric double oven, induction hob with extractor hood over, integrated dishwasher, fridge freezer, stainless steel sink and space and plumbing for washing machine, double doors open to a pantry cupboard with fitted shelving. Window to the rear aspect and glazed French doors opening to the rear garden.

## FIRST FLOOR

### LANDING

Doors to adjoining rooms and built-in airing cupboard.

### BEDROOM 1

4.57m x 3.03m (14'11" x 9'11")  
Window to the front aspect and door to:

### EN SUITE

Comprising ceramic wash basin, low level WC, shower enclosure, heated towel rail and obscure glazed window to the side aspect.

### BEDROOM 2

5.25m x 3.10m (17'2" x 10'2")  
Window to the front aspect.

### BEDROOM 3

3.56m x 2.25m (11'8" x 7'4")  
Window to the rear aspect.

### BEDROOM 4

3.62m x 2.25m (11'10" x 7'4")  
Window to the rear aspect.

## BATHROOM

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

## OUTSIDE

The property has a driveway providing off-street parking with EV charging point and access to the tandem garage. The rear garden has a central lawn with shrub beds bordering and a paved terrace for al fresco entertaining.

## GARAGE

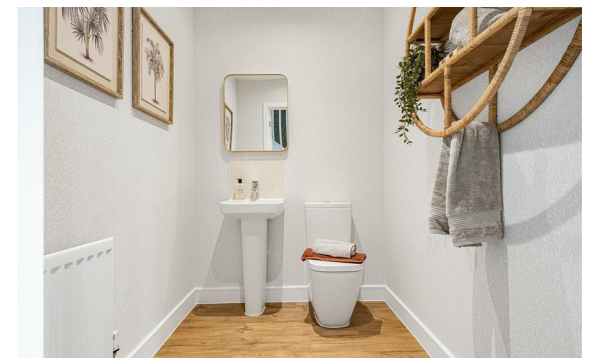
Up and over door, power and lighting connected.

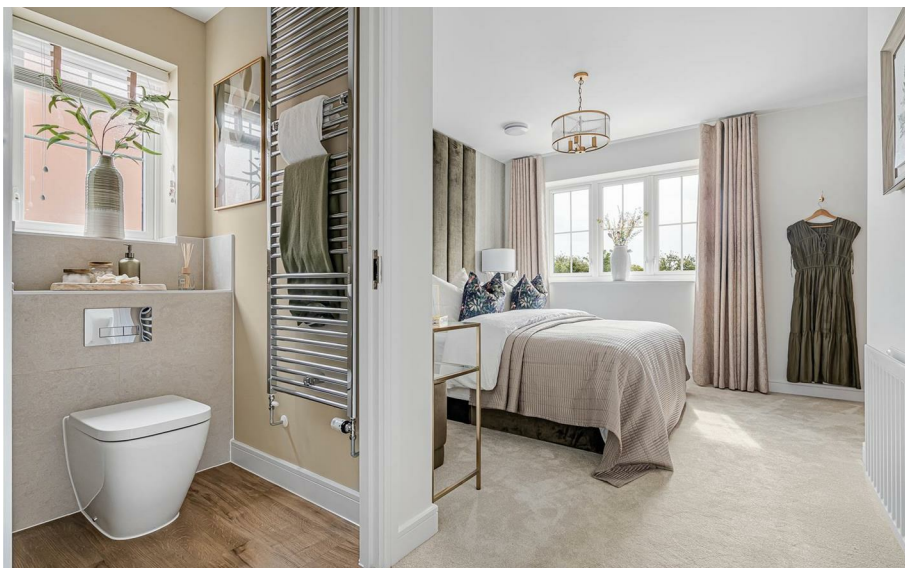
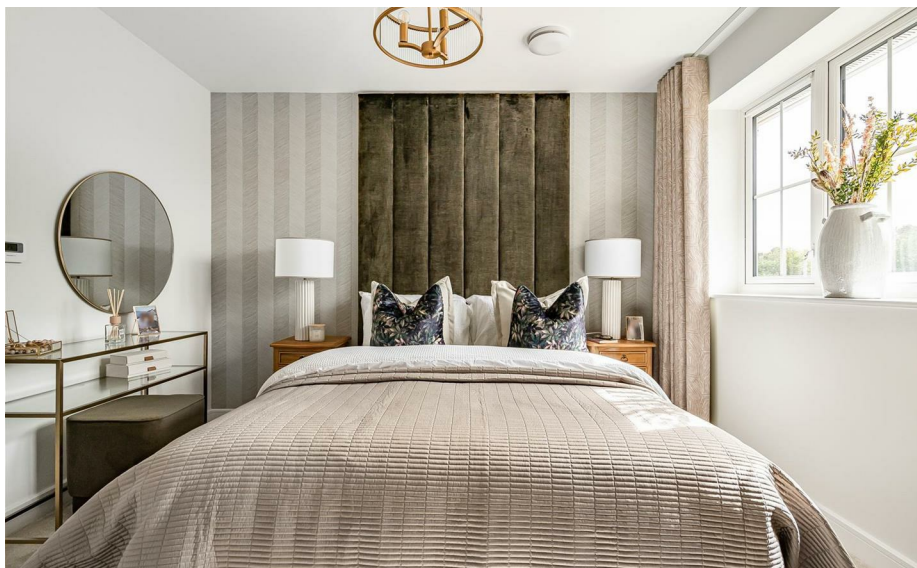
## AGENT'S NOTES

- Tenure – Freehold with common managed areas (annual estate charge £509 p.a.)
  - Council Tax Band – To be assessed
  - Property Type – Detached House
  - Property Construction – Brick and block with tiled roof
  - Number & Types of Room – Please refer to the floorplan
  - Square Footage – 1,306 sqft
  - Parking – Garage & driveway
- ### UTILITIES/SERVICES
- Electric Supply – Mains and solar panels
  - Water Supply – Mains
  - Sewerage – Mains
  - Heating – Gas fired boiler with radiators
  - Broadband – FTTP available
  - Mobile Signal/Coverage – Good

## VIEWINGS

By appointment through the Agents.





| Energy Efficiency Rating                    |                            |                                                                                   |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                         |
| Very energy efficient - lower running costs |                            |                                                                                   |
| (92 plus) <b>A</b>                          |                            |                                                                                   |
| (81-91) <b>B</b>                            |                            |                                                                                   |
| (69-80) <b>C</b>                            |                            |                                                                                   |
| (55-68) <b>D</b>                            |                            |                                                                                   |
| (39-54) <b>E</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 £620,000  
 Tenure - Freehold  
 Council Tax Band - New Build  
 Local Authority - Uttlesford

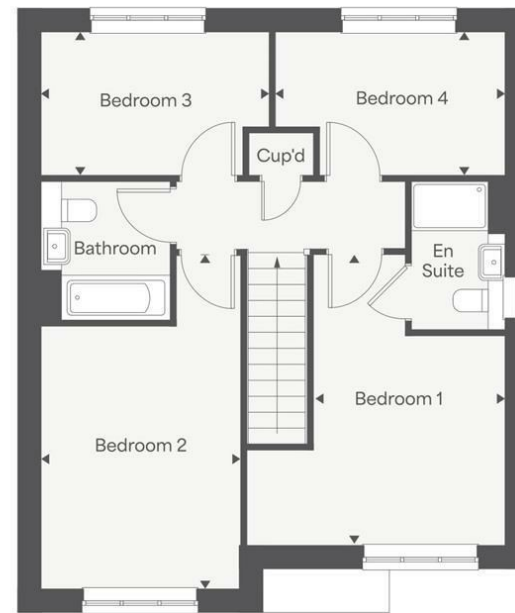




GROUND FLOOR



FIRST FLOOR



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.

