



Lower Pond Street, Duddenhoe End, CB11 4UP

CHEFFINS

Lower Pond Street

Duddenhoe End,
CB11 4UP

4 2 3

Guide Price £825,000

- Extended four bedroom home
- Idyllic village setting
- Stunning refitted kitchen
- Sitting room with wood burning stove
- Bathroom and en suite to primary
- Landscaped garden

A beautifully extended four bedroom home occupying an idyllic village setting with delightful views across the adjoining countryside. Thoughtfully refurbished throughout to an exceptional standard, the property offers bright, stylish and impeccably presented accommodation. Externally, the property benefits from a driveway, a detached double garage and an attractively landscaped rear garden.





LOCATION

Duddenhoe End is a small village set in lovely countryside which is 6 miles from the market town of Saffron Walden and 10 miles from the market town of Royston. Audley End Station (London's Liverpool Street) lies some 5 miles from the hamlet. Duddenhoe End has a thatched church and is surrounded by Essex farmland

GROUND FLOOR

ENTRANCE PORCH

Entrance door with four insert glass panels together with window to the side aspect and opening into:-

HALLWAY

Staircase rising to the first floor, opening to kitchen/dining room and door to:-

FAMILY ROOM

Window to the front aspect, bespoke fitted cabinets.

KITCHEN/DINING ROOM

A vaulted open plan space with feature window to the rear aspect enjoying views over the garden and surrounding countryside together with double doors to the side aspect and a pair of Velux windows. The kitchen is fitted with base and eye level units with quartz worktops over, central island with breakfast bar, integrated induction hob with extractor above, electric double oven, space for an American style fridge freezer. Opening into the dining area with window to front aspect and fitted storage cupboard. Opening to:-

UTILITY ROOM/BOOT ROOM

Fitted with base and eye level units with worktop over, butler sink, built-in storage cupboard with space and plumbing for a double-stack washing machine and tumble dryer, built-in bench style seat with hooks above, loft access, stable door

providing access to the outdoor space and Velux window providing a good degree of natural light. Door to:-

CLOAKROOM

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

SITTING ROOM

A room flooded with natural light via two windows to the front aspect together with two French doors to the rear aspect with access onto the patio, wood burning stove, fitted bench seat with polished concrete top.

FIRST FLOOR

LANDING

Access to the loft space, doors to airing cupboard and adjoining rooms, Velux window together with window to the rear aspect.

PRINCIPAL BEDROOM

Dual aspect with window to the front and French doors to the Juliette balcony to the rear, fitted wardrobes and door to:-

EN SUITE SHOWER ROOM

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

BEDROOM TWO

Dual aspect with windows to the front and rear, built-in wardrobes and an additional storage cupboard.

BEDROOM THREE

Window to the front aspect and storage cupboard.

BEDROOM FOUR

Window to the rear aspect.

BATHROOM

Comprising hand wash basin with vanity unit beneath, low level WC, free-standing bath and shower enclosure with dual head attachment, obscure glazed window to the front aspect with fitted shutters.

OUTSIDE

A wooden gate opens to a gravel driveway, offering off-street parking for several vehicles and access to a detached double garage. The front garden features a lawn and a gravel pathway to the front door. The rear garden includes a sunken paved terrace, ideal for al fresco dining, enhanced by a pergola draped with a beautiful climbing rose. Steps lead to the rest of the garden, primarily laid to lawn, boasting stunning views of the adjacent countryside.

DOUBLE GARAGE

Fitted with up-and-over doors, power and lighting connected, obscure half-glazed side door to the garden.

VIEWINGS

By appointment through the Agents.

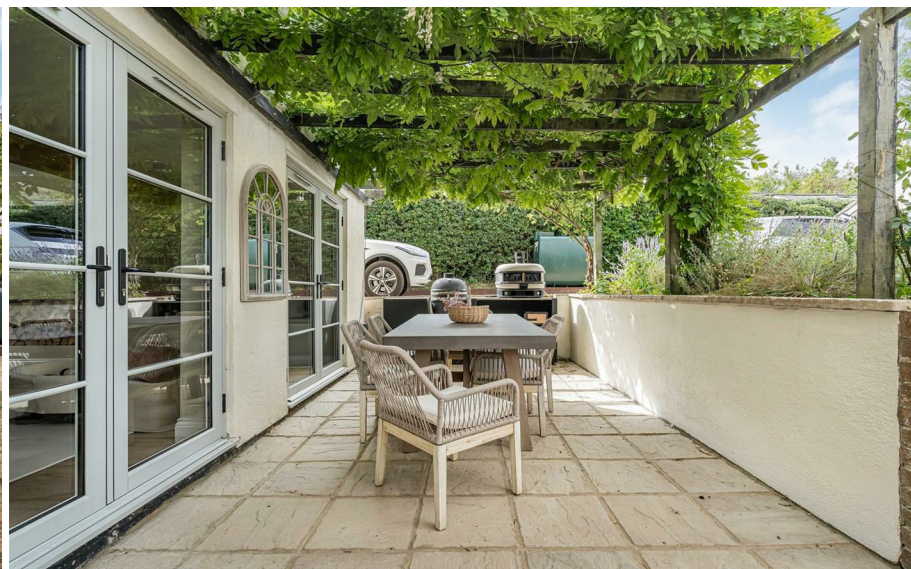




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £825,000
Tenure - Freehold
Council Tax Band - D
Local Authority - Uttlesford



**Approximate Gross Internal Area 1839 sq ft - 171 sq m
(Excluding Garage)**

Ground Floor Area 1107 sq ft – 103 sq m

First Floor Area 732 sq ft – 68 sq m

Garage Area 331 sq ft – 31 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.

