

3 Bells Close, Saffron Walden
CB11 3DU

ARKWRIGHT&CO
RESIDENTIAL & COMMERCIAL AGENTS

3 Bells Close

Saffron Walden | CB11 3DU

Offers Over £850,000

- Quiet residential cul-de-sac within walking distance of Saffron Walden town centre
- Bay-fronted family room, cozy living room with fireplace, sky-lit dining room, and a dual-aspect kitchen/breakfast room
- Four bedrooms Includes a principal bedroom with en-suite shower room
- Block-paved driveway, garage, and a rear garden, featuring a paved patio and raised lawn

The Property

Situated in a quiet cul-de-sac near Saffron Walden town centre, this semi-detached family home offers versatile living, including a family room, living room, bright dining room, and an impressive kitchen/breakfast room with a Rayburn range. Upstairs features four bedrooms and two modern bathrooms, including a principal en-suite. Outside boasts a garage, driveway parking, and a private garden with a patio and raised lawn.

The Setting

Situated in a peaceful residential cul-de-sac within comfortable walking distance of Saffron Walden's historic town centre, 3 Bells Close enjoys an exceptionally convenient position close to an array of independent shops, boutique eateries, traditional public houses, and major supermarkets. Families are well served by highly regarded local schooling, notably Saffron Walden County High School, alongside nearby leisure facilities, the stunning grounds of Audley End House, and Saffron Hall concert venue. Commuters are ideally situated just two miles from Audley End mainline railway station, offering fast direct services into London Liverpool Street in under 55 minutes and Cambridge in approximately 20 minutes, while the M11 and London Stansted Airport are both easily accessible by road.

The Accommodation

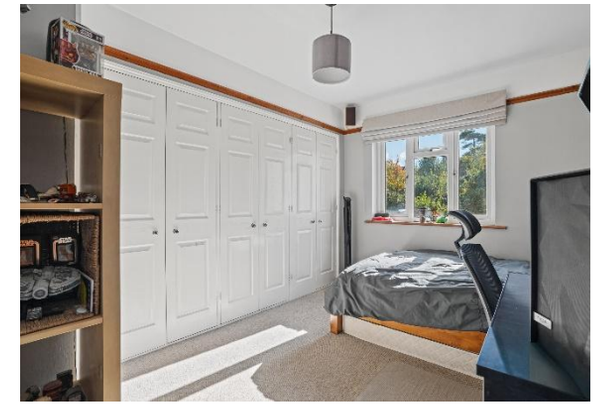
The welcoming entrance hall features stylish wood-effect flooring, understairs storage, and a convenient cloakroom and separate WC. To the front, a light-filled family room with a bay window offers a cosy snug or reception space. Continuing through, the central living room features a period cast-iron fireplace and elegant double doors that open into a bright dining room complete with a skylight and French doors leading to the rear garden. At the heart of the home is an













expansive kitchen/breakfast room, fitted with dark granite worktops, a central island, a classic Rayburn range cooker, tiled flooring, and French doors providing direct access to the outdoor terrace.
The first floor features a central landing leading to four bright bedrooms and two updated bathrooms. Positioned at the rear of the property, the principal bedroom enjoys garden views and benefits from a modern en-suite shower room fitted with a walk-in cubicle and wash hand basin. Bedroom two is a good-sized double featuring a full bank of built-in wardrobes alongside a dedicated hot water cylinder cupboard, while bedrooms three and four sit to the front, the latter offering flexible use as a dedicated home office, study, or nursery. Serving the remaining bedrooms is a family bathroom outfitted with a classic freestanding clawfoot bath with handheld shower attachment, a separate glass-enclosed shower, a modern vanity sink, and tiled finishes.

Outside

To the front, the property features a neat lawned garden bordered by mature hedging, alongside a spacious block-paved driveway providing ample off-street parking and leading to a detached pitched-roof garage. Side access via a wooden pedestrian gate leads around to the rear garden. Immediately adjoining the house is a paved patio area ideal for outdoor dining and entertaining, accessible directly from both the dining room and kitchen French doors. Beyond the patio, the garden steps up to a generous lawned area, fully enclosed by a combination of boundary walling and timber fencing with trellis topping, complemented by mature trees and planted borders that offer a high degree of privacy.

Services

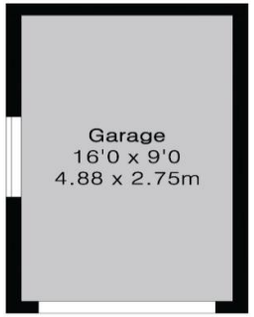
Mains electric, water and drainage are connected. Mains Gas heating. Ultrafast broadband is available and mobile signal is likely.

Tenure – Freehold
Property Type –Semi-Detached
Property Construction – Brick and Tile
Local Authority – Uttlesford District Council
Council Tax– D

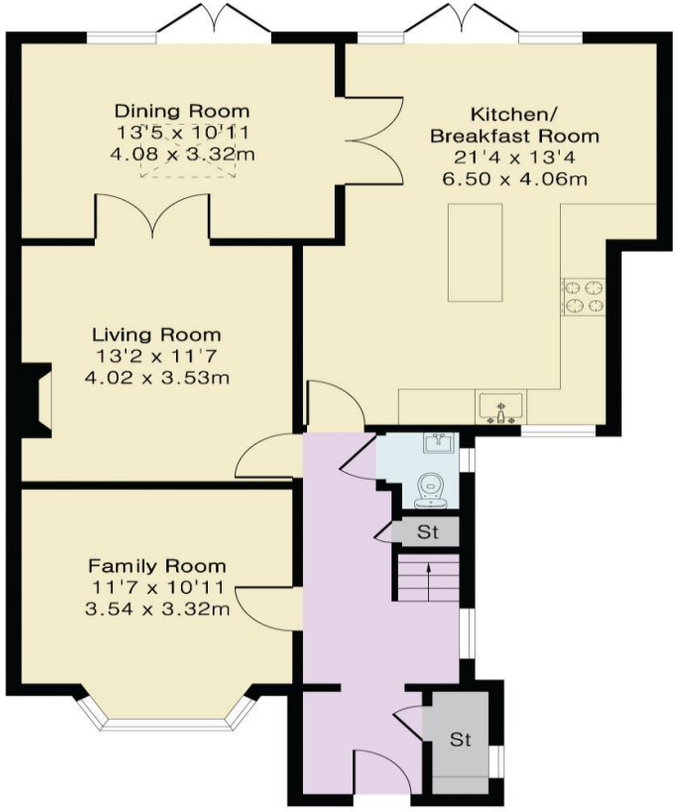


Approximate Gross Internal Area 1590 sq ft - 147 sq m
(Excluding Garage)

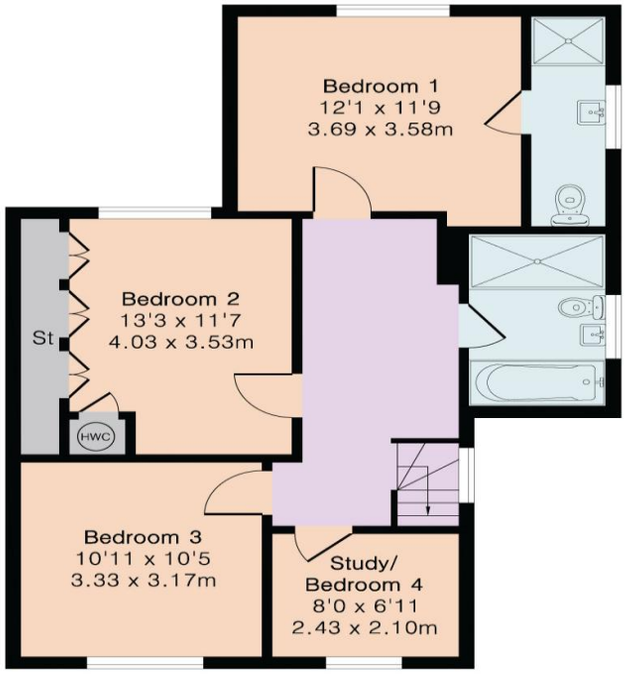
Ground Floor Area 888 sq ft – 82 sq m
First Floor Area 702 sq ft – 65 sq m
Garage Area 144 sq ft – 13 sq m



Garage



Ground Floor



First Floor

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

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