

65 Leverett Way, Saffron Walden
CB10 2NG

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65 Leverett Way

Saffron Walden | Essex | CB10 2NG

Guide Price £537,500

- Impressive four-bedroom family home arranged over three floors
- Approximately 1,577 sq ft of spacious and versatile accommodation
- Generous open-plan sitting/dining room with French doors to the garden
- Superb top-floor principal bedroom suite with en-suite shower room
- Three further bedrooms and a contemporary family bathroom
- Generous enclosed rear garden, detached garage and off-road parking

The Property

Situated within a modern residential development in the popular market town of Saffron Walden, 65 Leverett Way is a beautifully presented four-bedroom semi-detached home offering an impressive 1,577 sq ft of accommodation arranged across three floors, complemented by a generous rear garden and detached garage

The Setting

Saffron Walden is a highly regarded and picturesque medieval market town, renowned for its attractive period architecture, thriving community and excellent range of everyday amenities. At its heart is the bustling Market Square, where twice-weekly markets sit alongside an excellent selection of independent shops, cafés, restaurants and public houses, complemented by more familiar national retailers and supermarkets. The town offers an impressive choice of recreational and cultural facilities, including The Common, Bridge End Gardens, Saffron Hall, The Fry Art Gallery and Audley End House and Gardens. There are also numerous sports clubs and leisure facilities, together with beautiful surrounding countryside providing an abundance of walking and cycling routes.

Saffron Walden is particularly well regarded for its schooling, with a strong selection of primary schools alongside the highly regarded Saffron Walden County High School and Joyce Frankland Academy in nearby Newport. Independent schooling is also available within the wider area, including Dame Bradbury's and The Perse schools in Cambridge.

For the commuter, the town is well positioned for access to Cambridge, approximately 15 miles to the north, and London, with the M11 providing excellent road connections. Audley End mainline station, approximately 2–3 miles from the town centre, offers regular services to London Liverpool Street and Cambridge, making Saffron Walden an attractive choice for those seeking the benefits of a historic market town while retaining excellent connectivity.













The Accommodation

The accommodation has been thoughtfully arranged over three floors, creating a home that feels both spacious and highly practical, with an excellent balance of everyday family living, entertaining space and bedroom accommodation. The ground floor opens into a welcoming entrance hall, with a cloakroom positioned just off and stairs rising to the upper floors. To the front of the house is the kitchen, a smart and well-planned room fitted with a comprehensive range of contemporary high-gloss cabinetry beneath contrasting work surfaces. Integrated cooking appliances, plentiful preparation space and additional storage combine to create a kitchen that is both stylish and particularly functional with the added benefit of a recently installed, full house water softener system. Occupying the full width of the rear of the house is the impressive sitting/dining room, a wonderfully sociable room and very much the heart of the home, with generous proportions allowing clearly defined areas for both relaxing and dining. The neutral décor and contemporary flooring create a fresh, modern feel, while a pair of French doors draw in plenty of natural light and open directly onto the rear terrace and garden beyond.

The staircase rises to the first floor, where three bedrooms are arranged around the central landing. Bedroom two is a particularly comfortable double room, while bedroom three provides another well-proportioned bedroom. Bedroom four offers useful versatility and would work equally well as a child's bedroom, nursery, dressing room or dedicated home office. These rooms are served by a modern family bathroom, fitted with a contemporary white suite and complementary tiling. completes the suite, while a generous adjoining airing/storage cupboard provides valuable additional storage.

The second floor is devoted to the impressive principal bedroom suite, giving it a welcome degree of separation and privacy from the remaining bedrooms. The bedroom itself provides excellent space for a substantial bed alongside freestanding furniture and a seating or dressing area. A well-appointed en-suite shower room completes the suite, while a generous adjoining airing/storage cupboard provides valuable additional storage.

Outside

The rear garden is a particularly appealing feature of the property, extending away from the house to provide a generous and enclosed outdoor space. A paved terrace immediately adjoining the sitting room provides an ideal setting for outdoor dining and entertaining, while the remainder is predominantly laid to lawn. At the far end, a raised deck creates a further seating and entertaining area, making excellent use of the garden's length.

A detached outbuilding/garage sits alongside the house and provides valuable additional storage and utility space, while the property also benefits from off-road parking.

Services

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

Tenure – Freehold
Property Type – Semi-detached
Property Construction – Brick built with tiled roof
Local Authority – Uttlesford District Council
Council Tax– D
EPC Rating – C

Agents Note – There is annual service of charge of approximately £300.00 per annum.













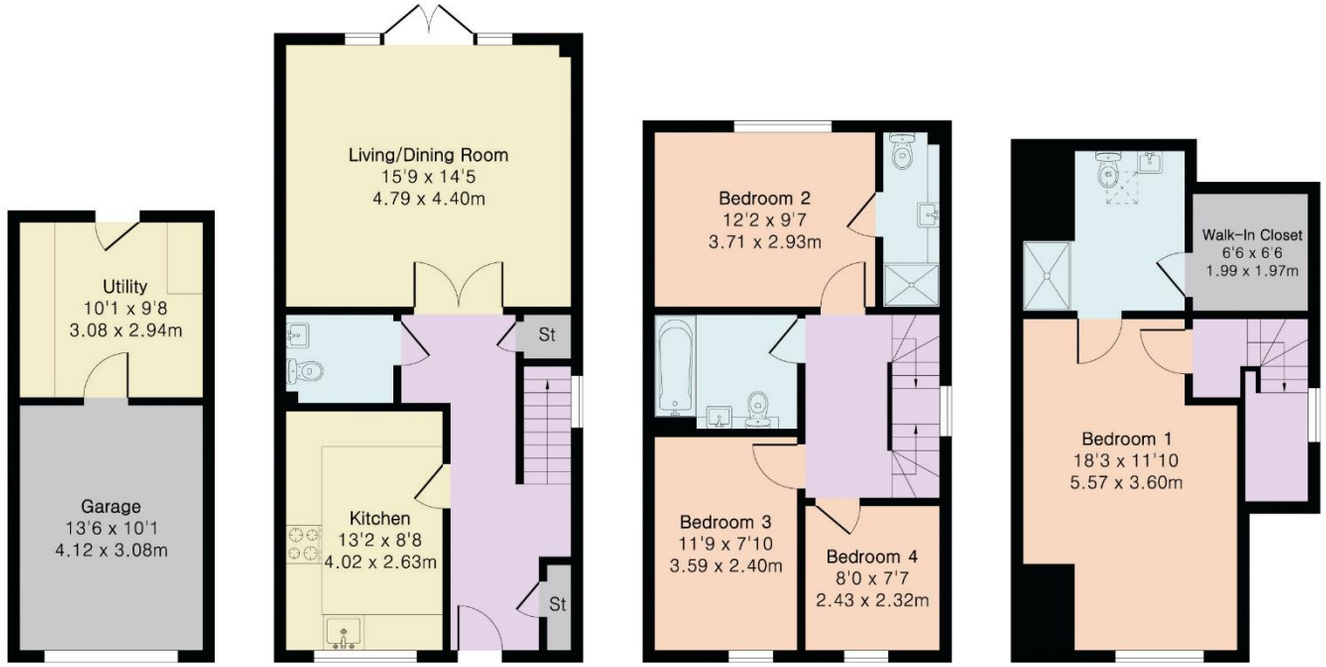



THE NUKE

Approximate Gross Internal Area 1358 sq ft - 127 sq m
(Excluding Garage)

Ground Floor Area 524 sq ft – 49 sq m
First Floor Area 449 sq ft – 42 sq m
Second Floor Area 385 sq ft – 36 sq m
Garage Area 238 sq ft – 22 sq m

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Garage | Ground Floor | First Floor | Second Floor

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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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info@arkwrightandco.co.uk
www.arkwrightandco..co.uk

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