

Hawkins Place, Saffron Walden

2 Bedroom House

Intercounty







This beautifully maintained two-bedroom terraced home is situated at the beginning of a sought-after modern development, built approximately 8 years ago by Bloor Homes. The property offers stylish and contemporary living, with a well-planned layout that includes an entrance hall, a spacious sitting room, a modern fully fitted kitchen/diner with sliding doors that lead to the garden, and a convenient ground-floor cloakroom. Upstairs, you'll find two generous double bedrooms and a family bathroom. The outside space boasts two allocated parking spaces to the front and a charming rear garden with a patio area, ideal for outdoor relaxation.

Accommodation in detail:

Ground Floor Entrance Hall - Welcoming space with access to the living room and stairs leading to the first floor.

Sitting Room - Bright and airy with a large front-facing window, built-in storage, and an open plan layout flowing into the kitchen/dining area.

Kitchen/Diner - Modern and fully equipped with matching base and eye-level units, integrated Bosch oven, hob, and fridge-freezer. Sliding glass doors provide access to the rear garden. The utility area offers space for a washing machine.

Cloakroom - Comprising a WC, wash hand basin, and a radiator for added comfort.

Offers in excess of
£365,000

First Floor Landing - Provides access to the loft and all first-floor rooms.

Bedroom 1 - A spacious double bedroom featuring two rear-facing windows, built-in storage, and a radiator.

Bedroom 2 - Another double bedroom, also with a rear-facing window, built-in storage, and a radiator.

Bathroom - A modern three-piece suite including a panelled bath with an overhead shower, WC, hand wash basin, and a heated towel rail.

Outside Rear Garden - The garden is approximately 41ft deep, mainly laid to lawn with a patio area, perfect for outdoor dining or relaxing. The garden also includes a shed and gated side access.

Front - A small garden area and two allocated parking spaces, with additional visitor parking available nearby.

Additional features:

Bosch integrated fridge-freezer
Bosch oven
Boarded loft with raised storage to preserve insulation
Remainder of 10-year building warranty still in place
Combi boiler for efficient heating
Built-in wardrobe in the main bedroom
Bulkhead storage in the second bedroom
Sunny rear garden
Under-stairs storage for extra convenience
Two allocated parking spaces plus extensive visitor parking
Bus stop at the entrance of the estate with regular service to Audley End station

EPC Band B. Council Tax Band C.








NO SELFIES IN THE BATHROOM


ALL YOU NEED IS LOVE













Agent's Note

Service Charge: A bi-annual fee of £53.41 is payable to the estate management company.

Google Reviews ★★★★★

My wife and I recently purchased our first property through Intercounty. The staff were friendly and knowledgeable throughout and helped us cut through the jargon associated with getting on the property ladder. They made the process quick and easy, and kept us in the loop all the way through as our sales progression agent. Would highly recommend.

Tom Ritchie

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IntercountyEA

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The Property Ombudsman

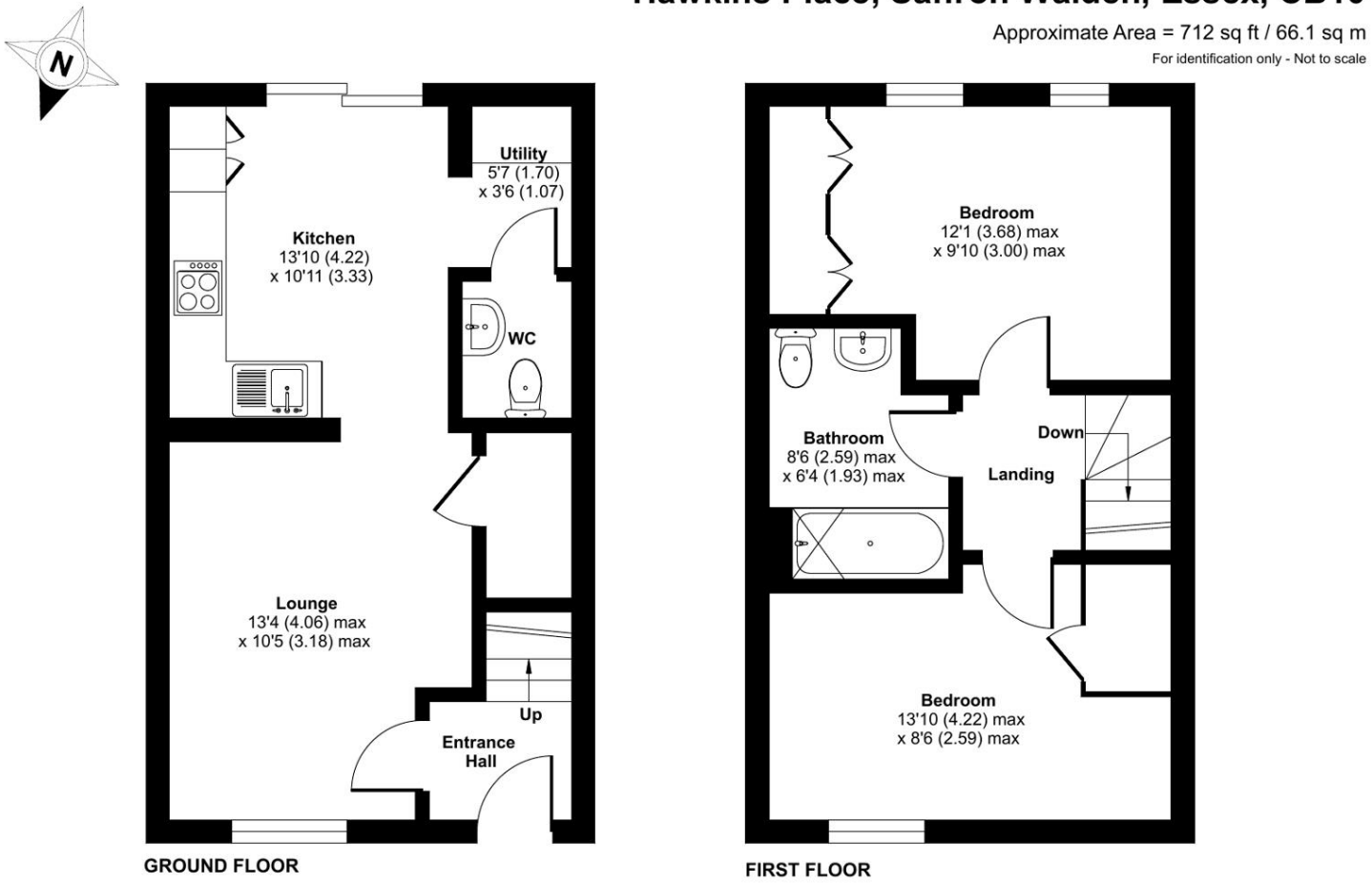
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Hawkins Place, Saffron Walden, Essex, CB10

Approximate Area = 712 sq ft / 66.1 sq m

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Intercounty Estate Agents. REF: 1181424

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Property Details

2 Double Bedroom Terraced Property

Just 6 Years Old

Allocated Parking Spaces

Garden

Warranty Remaining

Potential Rental Income £1500 PCM

EPC Band B & Council Tax Band C

Tenure - Freehold

23 Hawkins Place, Saffron Walden, Essex, CB10 2GW

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