

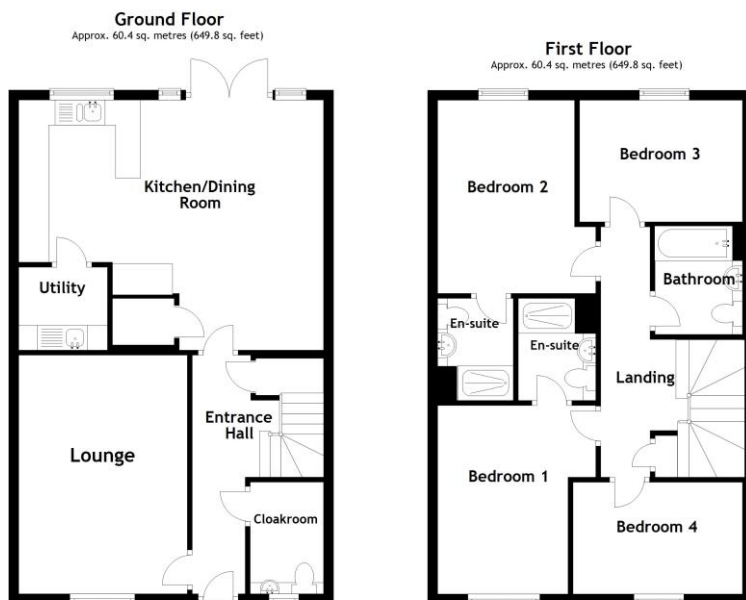


**Plot 30, The Reedmaker, Poppy View, Thaxted Road,
Saffron Walden, Essex, CB10 2SG**

**Asking Price: £559,995
Freehold**



Intercountry
Estate and Letting Agents



Total area: approx. 120.7 sq. metres (1299.7 sq. feet)

- Kitchen** 10'9" x 10'8" (3.28m x 3.25m)
- Dining Room** 14'6" x 10'5" (4.42m x 3.18m)
- Living Room** 15'8" x 11'1" (4.78m x 3.38m)
- Utility Room** 5'10" x 5'5" (1.78m x 1.65m)
- Cloakroom** 7'4" x 4'10" (2.24m x 1.47m)
- Bedroom** 12'5" x 10'5" (3.78m x 3.18m)
- Ensuite** 6'9" x 5'1" (2.06m x 1.55m)
- Bedroom** 11' x 9' (3.35m x 2.74m)
- Ensuite** 6'9" x 5'1" (2.06m x 1.55m)
- Bedroom** 11'10" x 7'5" (3.6m x 2.26m)
- Bedroom** 11'2" x 7'4" (3.4m x 2.24m)
- Bathroom** 7'1" x 6'6" (2.16m x 1.98m)

A collection of new homes in the pretty market town of Saffron Walden, located within walking distance of the town centre and close to open countryside. Nearby cultural and sporting amenities include The Lord Butler Fitness and Leisure Centre (five minutes' walk away) and Audley End House and Gardens (five minutes' drive away). These new homes will appeal to families, first-time buyers and professionals working locally, or commuting to London.

The Reedmaker has four bedrooms – two of which benefit from ensuite shower rooms – a stylish family bathroom, an open-plan kitchen and dining area, and a separate living room. French doors in the dining area open on to the rear garden.

EPC and Council Tax Bands TBC.

- 4 Bedroom Detached Property
- 1292 Sq Ft of Accommodation
- 10 Year NHBC Warranty
- 2 Ensuites & Bathroom
- Management/Estate Charge Approx £477

AGENTS NOTES IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of any offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Floorplans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their service. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Intercountry.

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FOR MORE DETAILS CONTACT

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