



2 Willetts Field, Great Sampford,  
Saffron Walden, Essex, CB10 2SE

Offers in excess of: £260,000  
Freehold

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Set in a quiet cul-de-sac, in the sought after village of Great Sampford, is this very well presented, two-bedroom, semi-detached home. The property has been greatly improved by the current owners to include a modern kitchen, refitted bathroom, landscaped garden, electric central heating boiler and more.

Internally, the accommodation comprises entrance porch, storage cupboard, living room, opening through to the refitted kitchen/diner, with breakfast bar & integrated oven & hob. There are double doors leading out to the garden. On the first floor are two bedrooms, the second with a large, fitted cupboard. The bathroom has been refitted with a modern suite and shower over the bath.

Externally, the rear garden is low maintenance, with artificial lawn, patio area and door to the garage. The single garage has an up & over door and power & light is connected. To the front is a driveway and low maintenance garden area.

Council Tax Band C. EPC Rating E.





2 Bedroom House  
Cul-De-Sac Location  
Garage  
Off Road Parking  
Council Tax Band C  
EPC Rating E

#### ADDITIONAL INFORMATION

The village of Great Sampford lies 3 miles from Thaxted and 8 Miles from Saffron Walden, each providing further schooling and shopping facilities. The village itself offers a primary school, two churches and a pub, additionally is a village green and cricket club. Newport station provides train services to London Liverpool Street and Cambridge which is less than 8 miles away and M11 access is 25 minutes away by car.

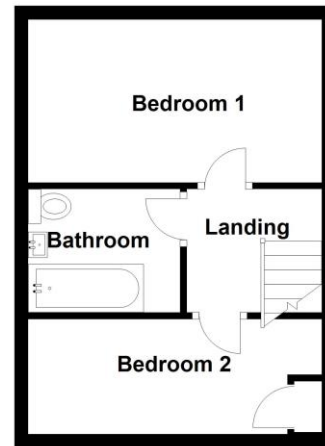
### Ground Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



### First Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

**Entrance Porch** 4'6" x 9'4" (1.37m x 2.84m)

**Open Plan Living/Dining Room**

19'10" x 14' (6.05m x 4.27m)

**Kitchen** 9'10" x 4'11" (3m x 1.5m)

**First Floor**

**Bedroom 1** 8'10" x 11'6" (2.7m x 3.5m)

**Bedroom 2** 8'2" x 6'11" (2.5m x 2.1m)

**Bathroom** 5'11" x 7'3" (1.8m x 2.2m)

**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 Intercounty.

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### FOR MORE DETAILS CONTACT

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