

#### Directions

From Saffron Walden take the B1052 to Newport. Continue through the village and upon leaving Newport take the first turning left – signposted to Widdington. Follow the road through to the village and turn into Church Lane. The entrance to Church View is on the right hand side identified by a Mullucks Wells For Sale Board.

Ref: SW3365/06/13/DJE/DG

GUIDE PRICE £965,000

## 3, Church View, Widdington, Nr Saffron Walden

A link detached newly built, superbly presented family house, set within this exclusive private development

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BISHOP'S STORTFORD • SAFFRON WALDEN • GREAT DUNMOW • MAYFAIR





**3 Church View** is a stunning link detached family house situated in this exclusive private development, standing in landscaped gardens with garaging and parking. The property is arranged over three floors, is traditionally constructed of brick and blockwork with rendered elevations under a tiled roof. The property offers many fine features, especially noting the spectacular kitchen/dining/breakfast area with Neff appliances, luxuriously appointed bathrooms and en suite shower rooms and extensive wood, carpet and tiled flooring throughout. The spacious reception hallway has a turning staircase to the first floor accommodation. Doors lead to the spacious family room and sitting room which opens out to the kitchen/dining/breakfast room. The kitchen is fitted with an extensive range of cabinets with granite work surfaces, electric hob, two ovens, coffee machine, wine cooler and American-style fridge-freezer. The first floor accommodation offers a well proportioned landing with a master bedroom with en suite shower room, 2 further bedrooms; both with en suite shower rooms and a second staircase leads to the second floor where there are two further bedrooms and a family bathroom. **Outside**, a driveway provides parking for 3-4 vehicles, leading to a **double detached garage** with twin electric roll-top doors. The delightful rear garden has a brick paviour terrace with central steps leading up to the principal lawn area with mature tree and shrub planting and is approx. 60ft x 60ft.

**Widdington** is situated off the B1383, Saffron Walden to Bishop's Stortford road. The village has a thriving community spirit with a mixture of mainly older style properties, a church, village hall and an Inn. It is only 2 miles from Newport village where there is a mainline railway station connecting to London Liverpool St, a range of shops, primary and secondary schools. The town of Saffron Walden is about 5 miles distant offering further amenities, whilst Audley End station is some 4 miles to the north.

**Services:** Mains water (metered), electricity and drainage are connected. Calor gas heating. Cat6 wiring, speaker wiring for Sonos/other HiFi system. Outside lighting and water taps.

**County:** Essex

**Council Tax:** To be assessed

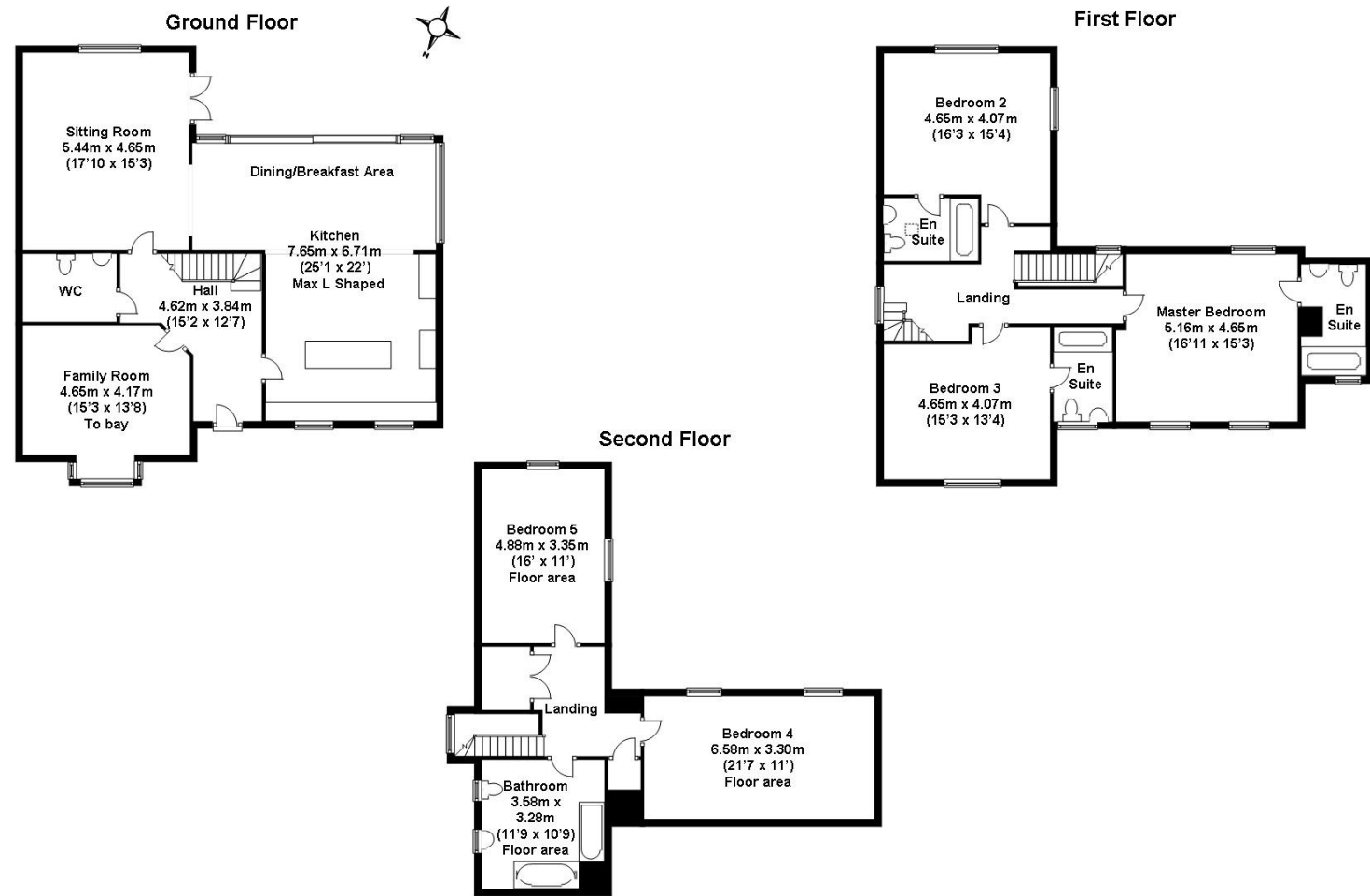
**Local Authority:** Uttlesford District Council

**Postcode:** CB11 3SF

**Tenure:** Freehold

- Spacious reception hallway
- Sitting room
- Superb kitchen/dining room
- Family room
- 3 first floor bedrooms; all with en suites

- 2 further bedrooms to second floor
- Second floor family bathroom
- Parking
- Double garaging
- Landscaped gardens



Approx gross internal floor area 254 sqm (2750 sqft)