



Thorpe House Elder Street, Wimbish Saffron Walden

Price: Freehold £795,000

- Stunning new build family home
- Individual, one-off build
- Four double bedrooms and two en-suite shower rooms
- Underfloor heating
- Ample driveway parking and double garage
- Rolling countryside views
- High specification / 2850 sq.ft. of accommodation
- Buildzone 10 year warranty

EPC Rating: B



Set away from the road with ample parking and a double garage, this impressive family home benefits from a spacious entrance hall, large kitchen/breakfast room leading to a sun room with bi-folding doors, utility room, beautifully bright living room with potential for installing a wood burner, study/fifth bedroom, and downstairs WC. The first floor boasts a stunning master bedroom overlooking the countryside with en suite shower, three further double bedrooms - one with en suite shower room- and a family bathroom. The rear of the property features a private and enclosed garden, which is mainly laid to lawn, complemented with a patio area which is ideal for entertaining and relaxing, with wonderful views over the fields behind.

Wimbish has its own village hall, parish church, primary school and pub and is just four miles from the fine old market town of Saffron Walden and is within easy reach of mainline railway stations at Newport and Audley End (fast trains to Liverpool Street) and M11 access points.

FRONT DOOR

Leading to:

SPACIOUS ENTRANCE HALL:

With oak flooring, large storage cupboard, and oak and glass staircase rising to the first floor.

CLOAKROOM:

With low-level WC and wash basin.

SITTING ROOM:

20'11" x 17' (6.37m x 5.17m)

A beautiful bright room with triple aspect windows, oak flooring, and a beautiful brick feature fireplace, which is ready to have a wood burner installed. Opening into:

SUN ROOM:

22'10" x 12'2" (6.95m x 3.72m)

With lovely natural light coming in through two Velux windows, and bi-folding doors leading out onto the

garden. Open plan into:

KITCHEN:

18'9" x 17'8" (5.72m x 5.38m)

A beautiful space with base and eye-level units, a full height fridge and separate freezer, Bosch eye-level double oven, five-ring gas hob, space to install a dishwasher, stainless steel sink with mixer tap and drainer, and wine cooler. A large window to the rear aspect overlooks the garden.

UTILITY ROOM:

10'8" x 9'2" (3.24m x 2.79m)

Fitted with a range of eye-level and base units with space for washing machine and tumble dryer, and an external door leading to the side of the house.

RECEPTION ROOM / STUDY:

11'5" x 10'8" (3.48m x 3.24m)

This room could also double up as a further bedroom, if required, window to front aspect.

AGENT'S NOTE:

The ground floor accommodation has underfloor heating.

FIRST FLOOR LANDING:

A wonderful space with glass balustrades, with storage and access to loft.

MASTER BEDROOM:

18'9" x 17'8" (5.72m x 5.38m)

Window to rear offering stunning views over countryside. Access to loft housing eco-friendly boiler.

EN-SUITE:

Comprising four-piece suite of shower enclosure, freestanding bath, wash hand basin and low-level WC with tiling throughout.



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense.

4: Kevin Henry has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working

condition of any appliances. 5: Kevin Henry has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-

operation in order that there will be no delay in agreeing the sale. Ref: SAF100232 - 0001

BEDROOM 2:

13'1" x 12'9" (3.98m x 3.89m)

Window to front aspect and:

EN-SUITE:

With shower enclosure, low-level WC and wash basin, with tiling throughout.

BEDROOM 3:

12'8" x 10'5" (3.85m x 3.17m)

Window to front aspect.

BEDROOM 4:

16'10" x 10'4" (5.14m x 3.15m)

Window to rear with beautiful views over countryside.

FAMILY BATHROOM:

Suite comprising panelled bath with shower attachment, low-level WC, wash basin in vanity unit, and heated towel rail, with tiling throughout.

OUTSIDE:

The property is set back from the road, with a pebbled driveway offering ample parking and access to the detached double garage with power and light and -up-and-over powered door. To the rear there is a private and enclosed south facing garden with views over countryside, laid mainly to lawn with a patio area. Side access leads to the front.

SERVICES:

Mains water and electricity are connected. Drainage is via a septic tank.

LOCAL AUTHORITY:

For further information on the local area and services, log onto www.uttlesford.gov.uk

COUNCIL TAX BAND:

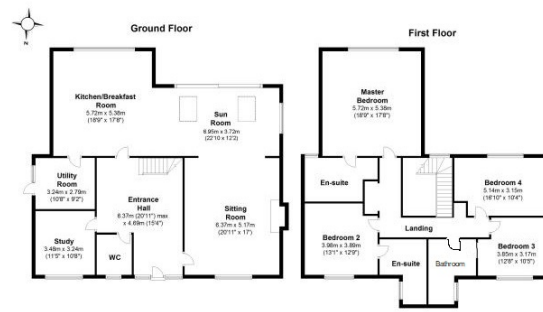
To be confirmed.

ENERGY EFFICIENCY RATING:

B.

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Approx gross internal floor area 264 sqm (2850 sqft)

