



Walnut House Willetts Field, Great Sampford £525,000 **Freehold**

Key Features

4 2 C E

- Very well presented family home
- Four good size bedrooms and two reception rooms
- Large kitchen/diner
- Downstairs cloakroom
- En-suite to main bedroom plus family bathroom

Located in the highly sought-after village of Great Sampford, this beautifully presented four-bedroom detached home occupies a generous corner plot and offers spacious, move-in-ready accommodation ideal for modern family living.

A bright and welcoming entrance hallway sets the tone for the rest of the property, leading to a spacious lounge with double doors opening onto the rear garden, creating a wonderful space for both relaxing and entertaining. There is also a good-sized study, perfect for home working, alongside a stylish and well-equipped kitchen/diner, beautifully presented and featuring doors leading directly to the garden. A convenient downstairs cloakroom completes the ground



floor accommodation.

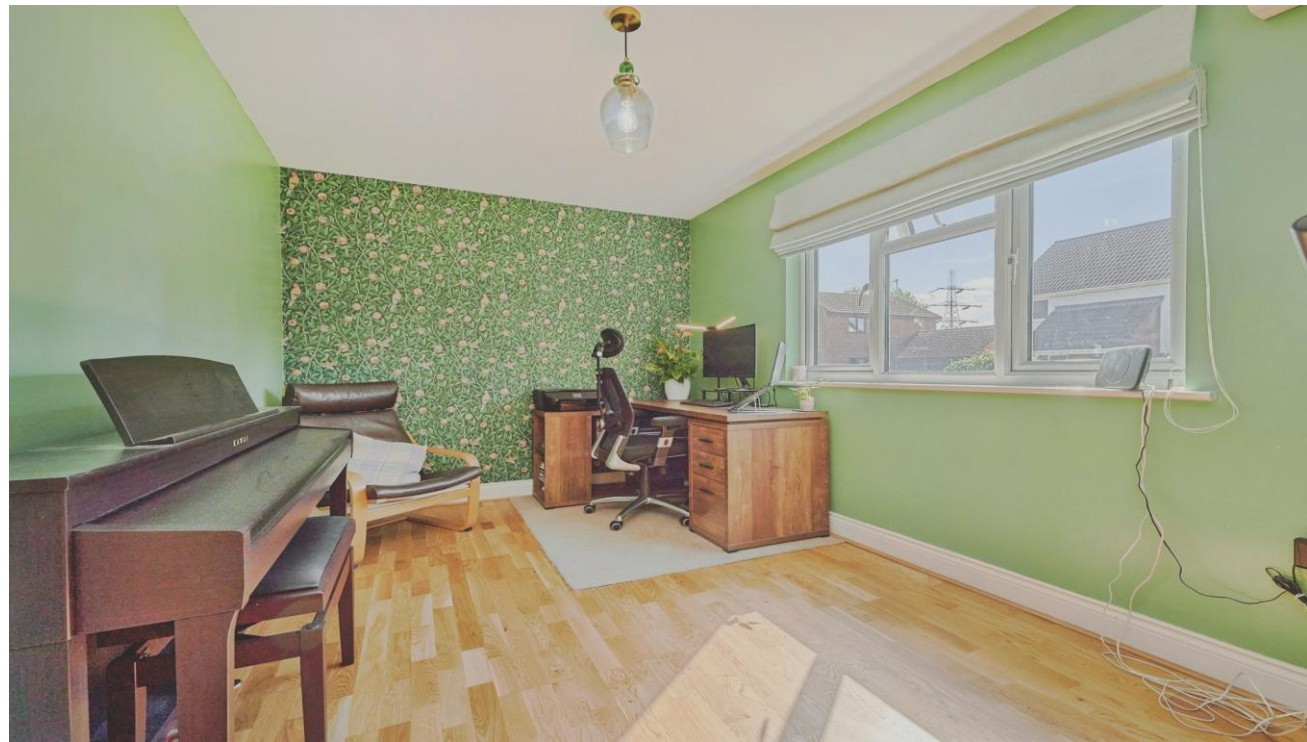
Upstairs, the property offers four well-proportioned and tastefully presented bedrooms, including a recently installed, stunning shower en-suite to the principal bedroom, as well as a contemporary family bathroom finished to a high standard.

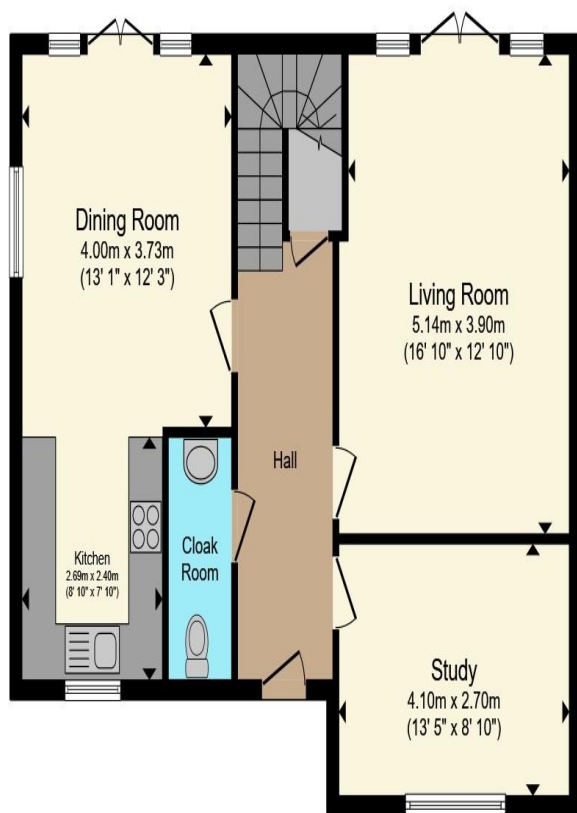
Outside, the private and fully enclosed rear garden enjoys both lawn and patio areas, ideal for outdoor dining and family enjoyment, with access to the garage and generous driveway parking with an EV charging point.

This is an excellent opportunity to acquire a spacious and attractive family home in a desirable village location, ready for immediate occupation.

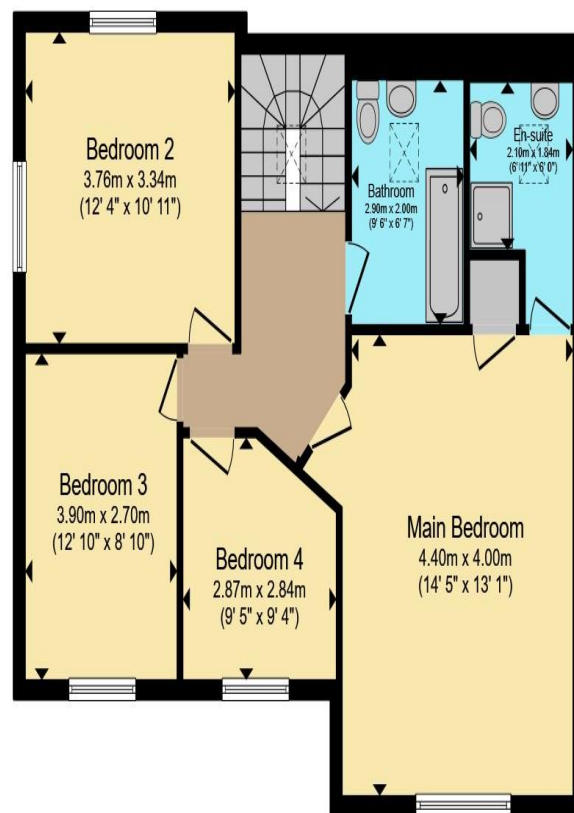
The picturesque village of Great Sampford has its own village school, well regarded inn and parish church plus there are lots of country walks within the surrounding countryside. The village is within easy reach of the market town of Saffron Walden and Thaxted whilst the Audley End mainline station and M11 access points are within easy reach.

Please note that an AML fee is chargeable





Ground Floor



First Floor

Total floor area 141.5 sq.m. (1,523 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Detached House

Hallway
Under-stair storage space.

Living Room
5.14m x 3.90m
16'10" x 12'10"

Study
4.10m x 2.70m
13'5" x 8'10"

Kitchen Area
2.69m x 2.40m
8'10" x 7'10"

Dining Area
4.00m x 3.73m
13'1" x 12'3"

Downstairs Cloakroom

To view this property call Kevin Henry on:
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