



12 Granta Mead Close, Newport  
CB11 3HZ



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS



# 12 Granta Mead Close

Newport | Essex | CB11 3HZ

Guide Price £500,000

- A superb three-bedroom, two-bathroom detached home
- New build warranty through to 2026
- Open plan kitchen/dining/living area
- Principal bedroom with ensuite
- Double garage with loft room above
- Rear garden backing onto countryside
- Walking distance from village amenities and mainline train station
- EPC: B / Council Tax Band: D

## The Property

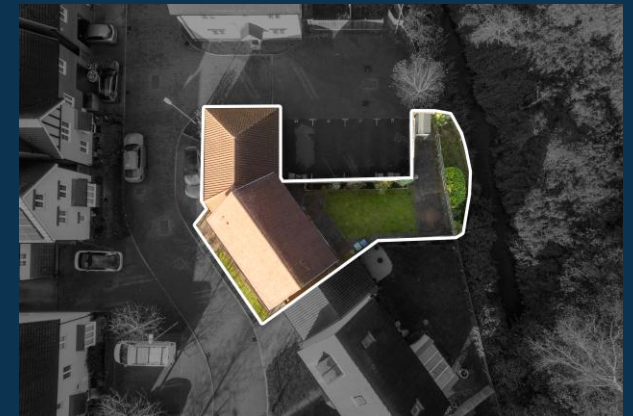
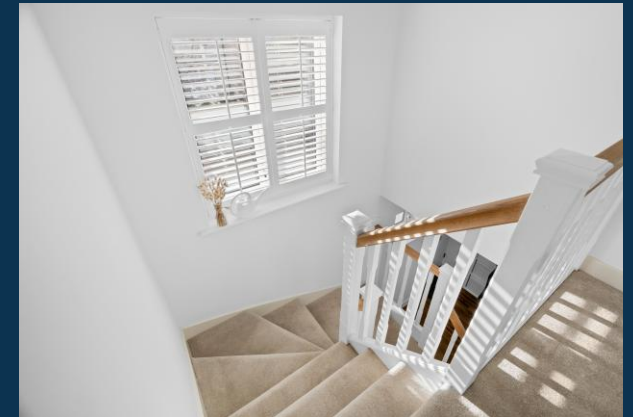
A well-proportioned three bedroom, two bathroom detached property built in 2016 by Bloor Homes. Benefitting from a detached double garage, off road parking, rear garden backing onto woodland and walking distance to mainline train station.

## The Setting

Newport is an attractive, well served and much sought after village less than 4 miles south of the historic medieval market town of Saffron Walden, featured in the Sunday Times 2017 "Best Places to Live" selection. Newport village has a mainline station providing direct and frequent rail services to London Liverpool Street and central London (1 hour journey time) and Cambridge (24 minutes journey time). Rail stations at Audley End and Stansted Mountfitchet are also just a few minutes' drive away. In addition to excellent rail links, the village also benefits from regular bus services to a number of surrounding locations such as Saffron Walden and Bishop's Stortford. Stansted Airport is 8.6 miles away. The M11 can be accessed at Junction 8, Bishop's Stortford, 10 miles away.

## The Accommodation

In detail the property comprises an entrance hall with stairs rising to the first floor, cloakroom comprising W.C and wash hand basin, under stair storage cupboard and doors to the adjoining rooms. The kitchen is fitted with a matching range of eye and base level units with complimentary worksurface over and sink unit incorporated. Integrated appliances include fridge, freezer, washing machine, oven, electric hob with extractor fan over. An opening leads into the dual aspect living/dining area with bay window to front aspect and patio doors opening onto the garden.





The first-floor landing has a built in storage cupboard and doors to the adjoining rooms. The principal bedroom is a good size with built in wardrobe, window to front aspect and ensuite. Comprising shower enclosure, W.C, wash hand basin and heated towel rail. Bedroom two is a double room providing access to the loft hatch, with window to rear aspect. A third good size room has a window to rear aspect. The family bathroom comprises panelled bath with shower attachment over, W.C, wash hand basin and heated towel rail.

### Outside

To the side of the property is a double garage with electric roller door, a storage room and a loft room over. The rear garden is a good size, mainly laid to lawn with two patio areas and offer a high degree of privacy and seclusion offering a view over the wooded meadow.



### Services

Mains electric, water and drainage are connected. Gas fired central heating. Ultrafast broadband is available and mobile signal is likely.

**Tenure** – Freehold

**Property Type** – Detached

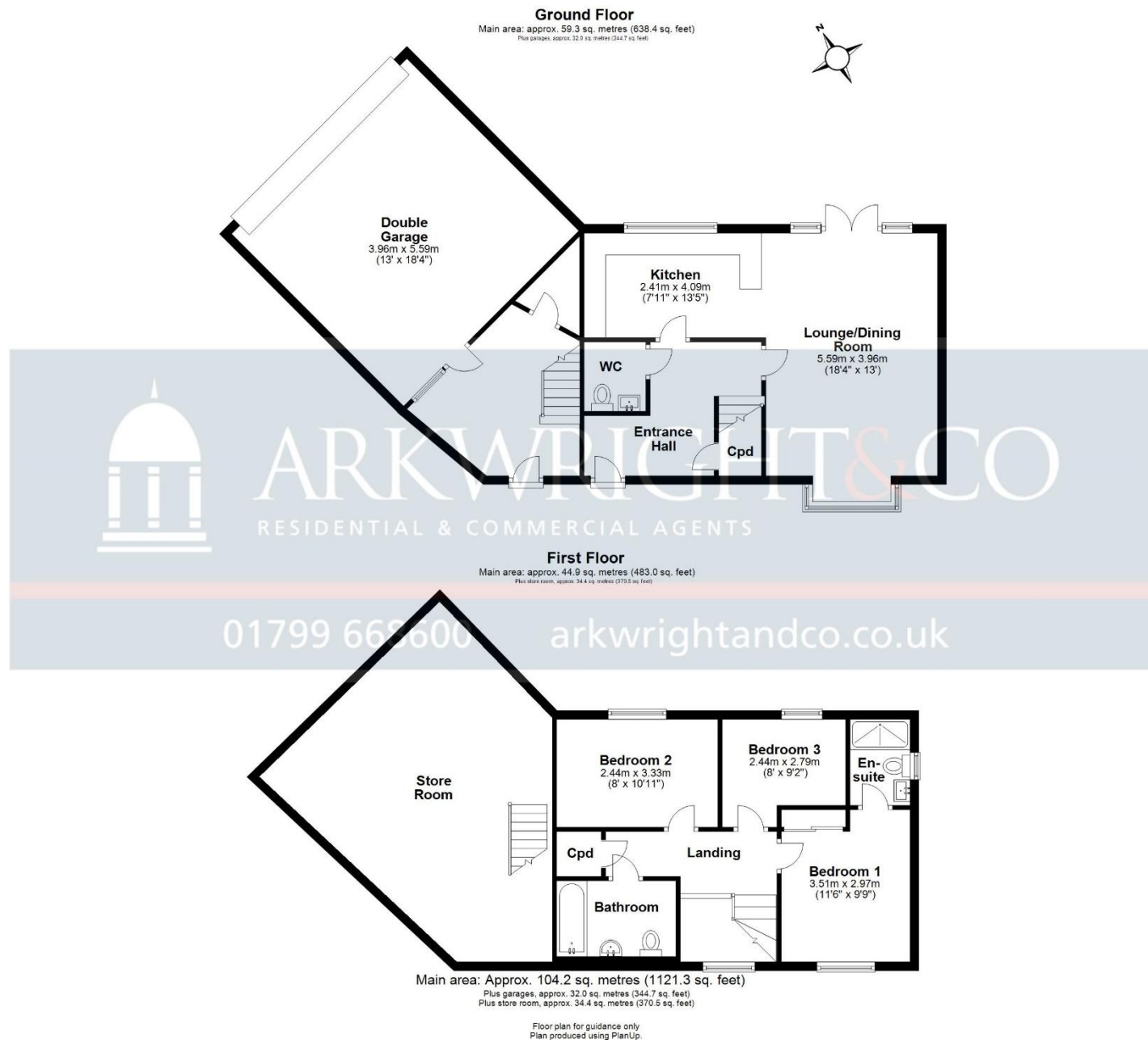
**Property Construction** – Brick with tiled roof

**Local Authority** – Uttlesford District Council

**Service Charge** – Approximately £220 twice yearly







Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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