



3 Newport Road, Saffron Walden
CB11 4BS



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3 Newport Road

Saffron Walden | Essex | CB11 4BS

Guide Price £600,000

- A well proportioned five bedroom, two bathroom semi detached property
- Two reception rooms
- Spacious principal bedroom with en suite bathroom
- Four further good size bedrooms and family bathroom
- Good size rear garden, ample off-road parking and integral garage.
- Situated in one of Saffron Walden's most sought-after locations and just a short walk from the town centre
- EPC: D

The Property

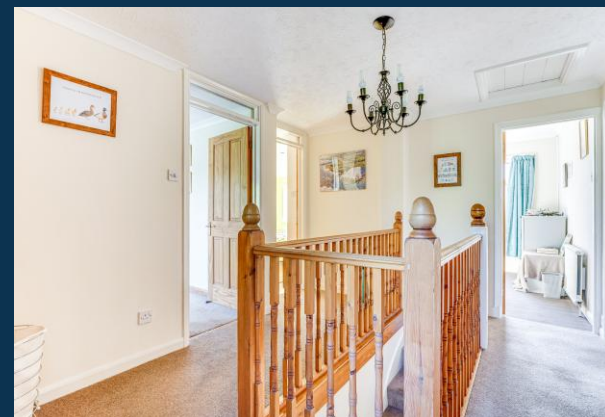
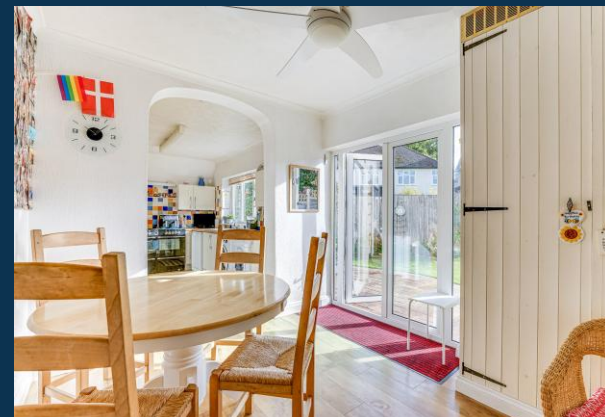
A superb five-bedroom, two bathroom semi-detached family home, extended by the current owners. Ideally located just a short walk from the town centre and catchment area for Saffron Walden County High with integral garage and rear garden.

The Setting

Newport Road is ideally situated within easy reach of Saffron Walden town centre. Saffron Walden is a thriving market town with its magnificent St Mary's Parish Church, many fine period buildings and its tree-lined High Street and traditional Market Square. The town provides an impressive range of facilities, including a variety of shops and restaurants, together with excellent primary and secondary schools, including the renowned Academy Saffron Walden County High School. For the commuter the property is well placed for access to London, Cambridge and Stansted Airport, The M11 is 4 miles to the north and Audley End Station, within 2 miles, provides a regular service to London's Liverpool Street, in about an hour. The University City of Cambridge is about 15 miles to the north and offers extensive cultural and shopping facilities, together with an outstanding choice of schools for all ages.

The Accommodation

In detail the property comprises a light and spacious hallway with stairs to first floor landing, built in storage and doors to the adjoining rooms. The kitchen/breakfast room is fitted with a matching range of base and eye level units with worktop space over, incorporated sink unit and dual energy range master. There is space and plumbing for dishwasher, washing machine, tumble dryer and fridge freezer. There is a large window to rear aspect and doors leading to the rear garden. A generous dual aspect sitting room benefits from a feature fireplace with mantle over. The second reception





room is a good size with window to front aspect. The ground floor three-piece bathroom suite comprises P shaped bath with shower attachment over, W.C, hand wash basin and radiator.

The first-floor galleried landing provides access to the part boarded loft space, airing cupboard, W.C and hand wash basin and doors to the adjoining rooms. The principal bedroom is a large, double bedroom with windows to front aspect, fitted range of wardrobes and door to ensuite. Comprising shower cubicle, W.C and vanity wash basin. Bedroom two is a double bedroom with window to rear aspect and radiator. A third double bedroom has a window to rear aspect and radiator. The fourth bedroom is a double room with window to front aspect with bay window and radiator. Bedroom five is a generous size room with window to rear aspect.

Outside

To the front of the property there is a driveway offering ample parking for several cars and a front garden with a hedge set behind a small retaining boundary wall. The integral garage has an up-and-over door and there is power and light connected. Gated access leads to the rear garden, which is fully enclosed and includes a lawn area with borders containing mature plants and shrubs. The extensive paved patio is ideal for summer dining.



Services

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

Tenure – Freehold

Property Type – Semi - detached

Property Construction – Brick with tiled roof

Local Authority – Uttlesford District Council

Council Tax– TBC



Ground Floor

Approx. 76.2 sq. metres (820.5 sq. feet)



First Floor

Approx. 76.9 sq. metres (827.5 sq. feet)



Total area: approx. 153.1 sq. metres (1648.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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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