



21 Joyce Frankland Close, Newport  
CB11 3TF



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS



# 21 Joyce Frankland Close

Newport | Essex | CB11 3TF

## Guide Price £650,000

- An executive, semi-detached four bedroom, three bathroom property
- Finished to a high specification throughout and accommodation extending to 1387 sqft
- Superb open plan, kitchen/ dining area
- Principal bedroom with ensuite
- Off road parking and garage
- Wonderful, landscaped rear garden with detached studio
- Forming part of an exclusive development of 24, high quality homes
- Ideally located in the heart of the well served village of Newport within walking distance of mainline train station and amenities
- EPC: B with solar panels to the rear roof

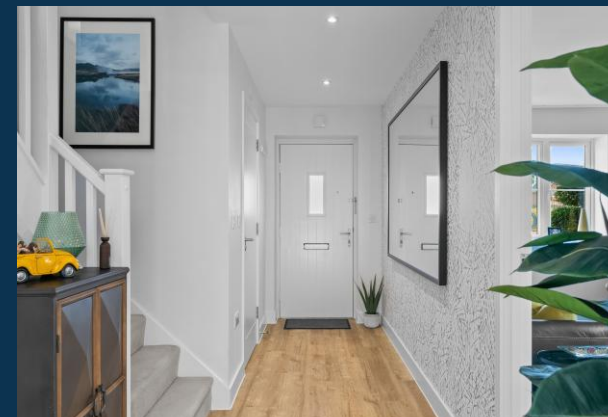
### The Property

An immaculate and recently constructed, four-bedroom, three-bathroom semi-detached family home, forming part of this exclusive development and ideally located in the heart of this well served village. The property benefits from off road parking, garage and good size rear garden.

### 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 2025 "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 several surrounding locations such as Saffron Walden and Bishops Stortford. Stansted airport is 8.6 miles away. The M11 can be accessed at Junction 8, Bishops Stortford, 10 miles away. In addition to great connections, the village also has a highly rated primary school, Newport Primary School and a successful secondary school, Joyce Frankland Academy. County High School in Saffron Walden is also within easy reach being just 3.5 miles away.

There are two public houses and an Indian restaurant, Newport is also served by a GP surgery, pharmacy, general store and post office, baker, hairdresser, barber, beauty salon, nursery, florist, 2 churches and 2 garages. Waitrose, Tesco, and Aldi supermarkets are all within a 10-minute drive. Centered around an architecturally rich and varied historic high street, Newport village is surrounded by countryside and offers a wide range of scenic walks, many of which feature on the Saffron Trail. Other local attractions include Audley End House and the beautiful market town of Saffron Walden, a 5-minute drive away, with its quaint, unspoiled medieval houses, a wide range of independent shops and eateries, a thriving market, and a full range of amenities.





### The Accommodation

Tucked away on a peaceful, exclusive development in the heart of Newport, this beautifully presented four-bedroom semi-detached home offers all the benefits of contemporary living with a touch of design-led flair. With off-street parking, a garage, and a stunning rear garden backing onto mature trees, this home is as practical as it is picturesque. Step through the front door into a wide and welcoming entrance hall — light-filled and stylish, with clean lines and modern oak-effect flooring. To one side, you'll find a beautifully finished cloakroom and a built-in cupboard offers handy storage under the stairs.

At the front of the house, the elegant sitting room is an inviting space to unwind — the generous bay window fills the room with light, while rich textures and feature wallpaper add a sense of sophistication to the rear of the property, the open-plan kitchen/dining room is the showstopper. Designed with entertaining in mind, it features a high-spec, contemporary kitchen with soft-close cabinetry and a full suite of integrated appliances including an induction hob with downdraft extractor. There's space to dine in style and room to relax — with large French doors opening onto the patio and garden beyond.



Upstairs, the principal bedroom offers a luxurious retreat, with built-in wardrobes and a sleek en suite shower room.

A further double bedroom also enjoys its own en suite and overlooks the playing fields. Bedrooms three and four are both well-proportioned with windows overlooking the superb garden.

The family bathroom continues the home's cohesive style with statement tiling, a panelled bath with shower over, W.C and wash hand basin.



## Outside

The frontage is well landscaped, with smart box hedging, lawned borders, and a block-paved driveway leading to a single garage fitted with an EV charging point.

To the rear, the garden is a triumph — beautifully landscaped, predominantly laid to lawn and bordered by mature planting. A large patio terrace creates the perfect space for dining and entertaining, while a charming timber garden room, tucked beneath mature trees, offers potential as a home office, playroom or creative studio.

## Services

Mains electric, water and drainage are connected. Gas fired central heating. Solar photovoltaic panels are fitted to the garage to provide additional electricity. Broadband is available and mobile signal is good.

Tenure - Freehold

Property Type — Semi - detached

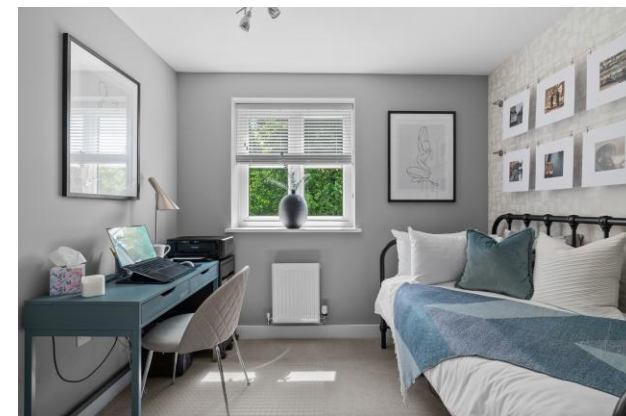
Property Construction — Brick with tiled roof

Local Authority — Uttlesford District Council

Council Tax — F

EPC — B

Service Charge - £405.06 per annum, reviewed yearly



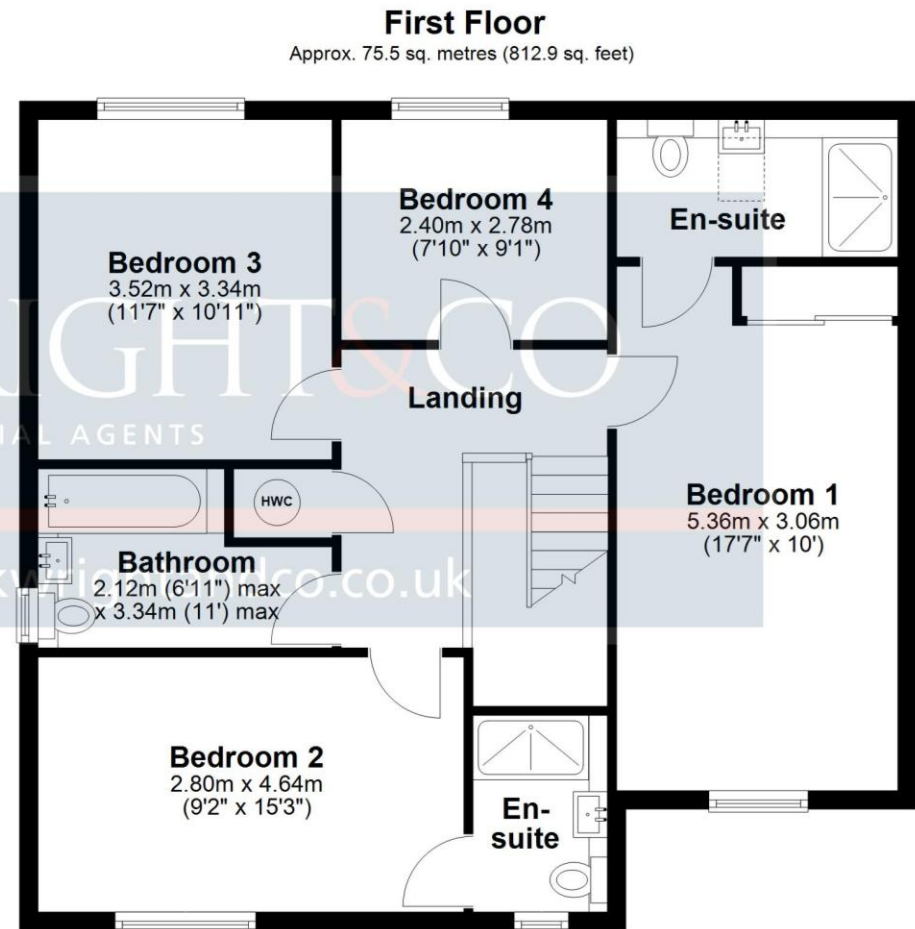
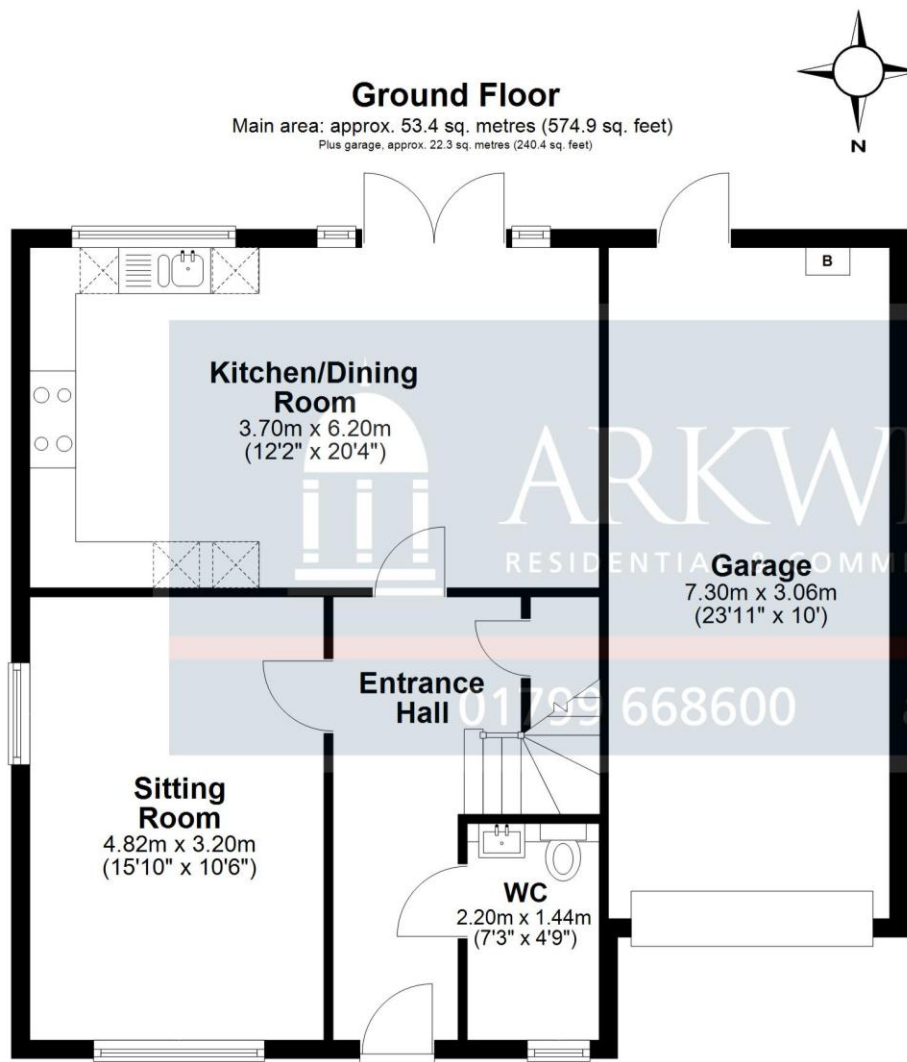












Main area: Approx. 128.9 sq. metres (1387.8 sq. feet)  
Plus garage, approx. 22.3 sq. metres (240.4 sq. feet)

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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