



Little Apple Cottage, Frambury Lane
CB11 3PY



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

Little Apple Cottage

Frambury Lane | Newport | CB11 3PY

Guide Price £620,000

- A versatile four-bedroom, two bathroom detached property
- Well maintained by the current owners
- Generous principal bedroom
- Good size, west facing rear garden with summer house
- Off road parking for two vehicles
- EPC: F / Council Tax Band: E

The Property

An attractive four-bedroom detached property which is beautifully presented throughout, in this slightly elevated position, ideally located in the village of Newport. The property benefits from a large rear garden and off-road parking to one side.

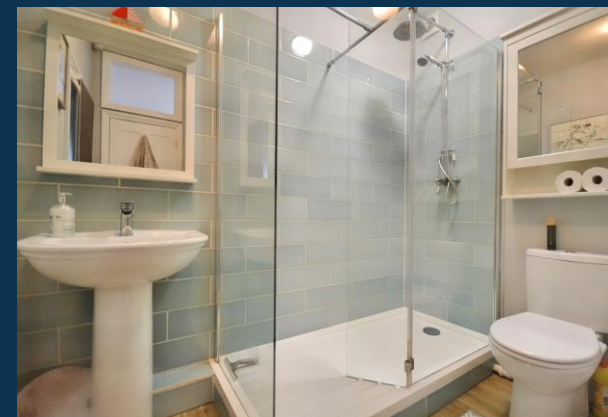
The Setting

The village of Newport has excellent facilities including 2 public houses, general store and post office, garage, garden nursery, bakers, Doctor's surgery and church. There is a nursery and primary school and the Joyce Franklin Academy (formerly Newport Free Grammar School) awarded Academy status in 2012. For the commuter the mainline station is within a short walking distance with a regular service to London's Liverpool Street and Cambridge. Alternatively the M11 is accessed at Bishops Stortford, Junction 8 towards London or going north, the M11/A14 can be accessed at Junction 10.

The Accommodation

In detail the property comprises an entrance hall with doors to the adjoining rooms. To the left sits the dining room with window to front aspect and built in storage cupboard, it could also be utilised as a bedroom. To the right sits a second reception room which could also be used as a bedroom with door to a Jack and Jill shower room and door to walk in wardrobe connecting to bedroom four, a double room with window to side aspect.

The generous sitting room benefits from a fireplace with log burner, window to side aspect and French doors to garden and door leading through to the kitchen. A well-proportioned triple aspect room overlooking the garden, fitted with a





matching range of shaker style cabinets, inset Belfast sink with oak work surfaces, Mieli electric oven and 4 ring ceramic hob with extractor fan above. There is space for a dishwasher and freestanding American style fridge and door leading to the rear garden. The utility room has a gas fired boiler for central heating and domestic hot water, space and plumbing for washing machine and tumble dryer.

On the first floor is a superb, light and spacious principal bedroom with a vaulted ceiling, range of fitted wardrobes along one wall, two access points to eaves storage and loft area to the front. The bathroom comprises a freestanding rolltop bath with W.C and wash hand basin.

Outside

A gravel driveway to one side provides off road parking for 2 - 3 vehicles with a side gate which leads to the rear garden. Decking provides additional seating area. The large west facing garden is mainly laid to lawn with a selection of trees and a summer house and timber shed to one side.



Services

All mains services are connected.

Local Authority

Uttlesford District Council

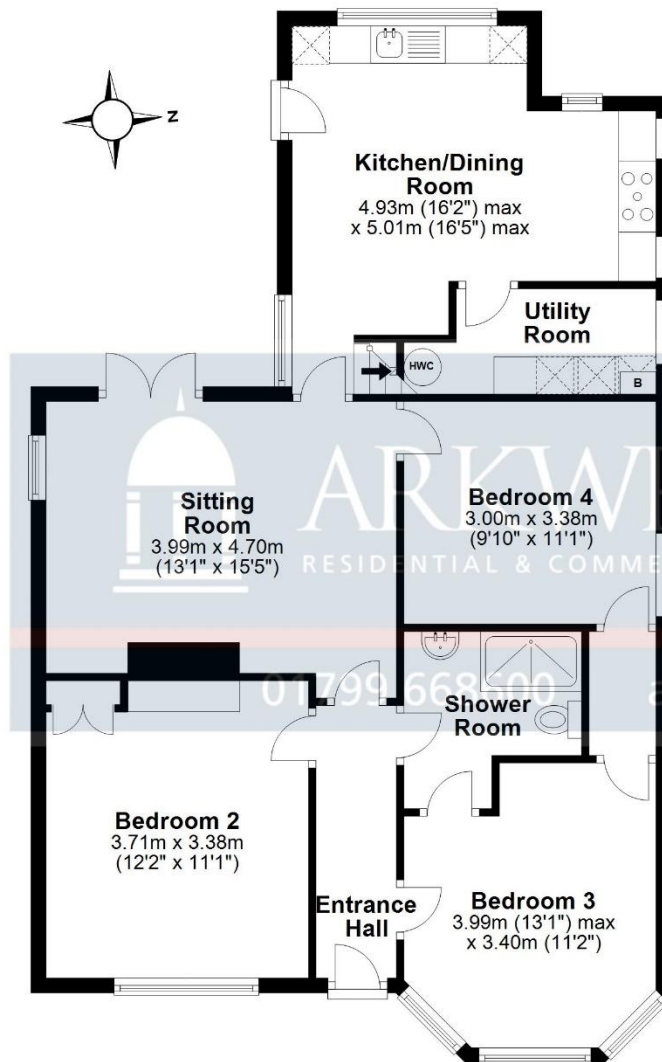
Council Tax

E



Ground Floor

Approx. 87.5 sq. metres (941.8 sq. feet)



Main area: Approx. 121.9 sq. metres (1312.0 sq. feet)

Plus eaves / storage, approx. 6.0 sq. metres (64.3 sq. feet)

Floor plan for guidance only
Plan produced using PlanUp.

First Floor

Main area: approx. 34.4 sq. metres (370.2 sq. feet)

Plus eaves / storage, approx. 6.0 sq. metres (64.3 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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