



25 Cherry Garden Lane, Newport
CB11 3QA



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25 Cherry Garden Lane

Newport | Essex | CB11 3QA

Guide Price £325,000

- A superb three bedroom mid terraced property
- Kitchen with separate dining room
- Two double bedrooms and third good size room
- Enclosed rear garden
- Garage and off-street parking
- Popular village location with mainline train station

The Property

An attractive three-bedroom home offers well-proportioned accommodation arranged over two floors. The property also benefits from a garden, garage and off-road parking and sits in a desirable village location close to local amenities and excellent transport links.

The Setting

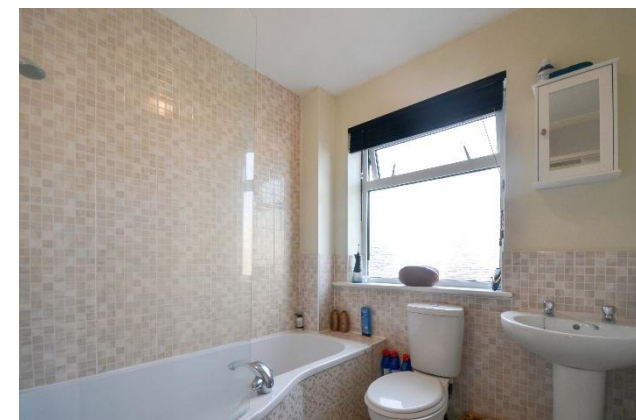
Situated on a quiet residential road in the attractive village of Newport, Essex, Cherry Garden Lane offers a superb blend of village-charm and commuter convenience. Local amenities are well catered for in the village, with independent shops, a post office, pubs and cafés within easy walking distance. Education is covered via the well-regarded Newport Primary School and the comprehensive Joyce Frankland Academy, making it ideal for families. For commuters, the village benefits from its own mainline station, offering direct services to London Liverpool Street and Cambridge. Road links are strong too, with the nearby M11 and A11 providing quick access north and south. Overall, Cherry Garden Lane presents an appealing option for buyers seeking a peaceful village setting with excellent schooling and connectivity.

The Accommodation

This well-presented home offers a comfortable and practical layout, perfect for modern family living with an entrance hall, leading into the welcoming sitting room. A bright and spacious room, featuring neutral decor, two windows to the front, and an archway leading through to the dining area, creating a natural flow between living and entertaining spaces. The dining room opens directly onto the rear garden via French doors, allowing for plenty of natural light and easy indoor-outdoor access. The kitchen is fitted with a range of modern units and worktops, providing ample storage and workspace, with space for appliances and a window overlooking the garden.

The first floor provides three well-proportioned bedrooms and a contemporary family bathroom, offering both comfort and functionality. The principal bedroom is a generous double with ample space for wardrobes, while the second bedroom is also a good-sized double. The third bedroom makes a perfect single room, nursery, or home office. The family bathroom is fitted with a modern white suite including a bath with overhead shower, WC, and wash basin.





Outside

The garden to the front of the property is predominantly laid to lawn. To the rear of the property is a private, low-maintenance rear garden enclosed by timber fencing, offering a secure and peaceful outdoor space. A paved patio area provides the perfect spot for outdoor dining or barbecues. There is a convenient gate providing rear access, as well as a pathway leading to a detached brick-built garage, ideal for parking or additional storage.

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 – Mid-terraced

Property Construction – Brick with tiled roof

Local Authority – Uttlesford District Council

Council Tax – C

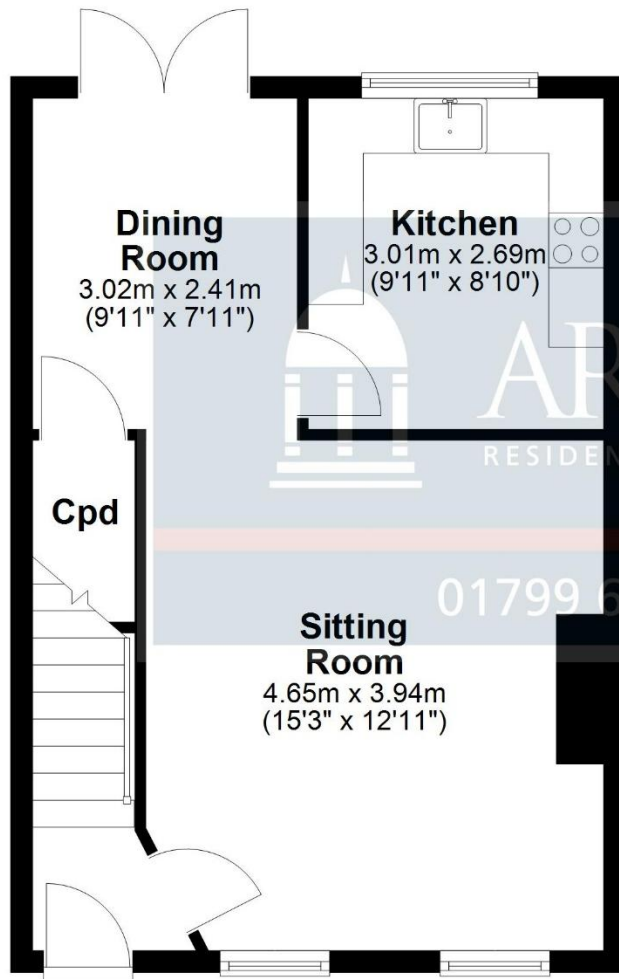
Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee 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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Ground Floor

Approx. 40.4 sq. metres (435.0 sq. feet)



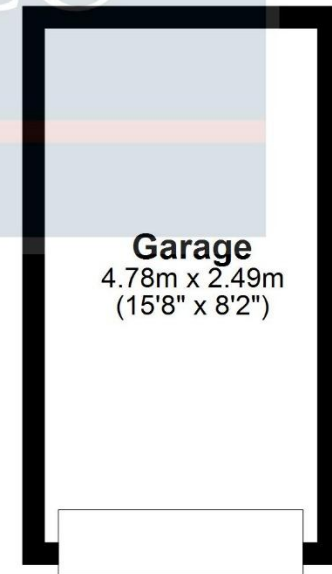
First Floor

Approx. 38.2 sq. metres (411.4 sq. feet)



Outbuilding

Approx. 11.9 sq. metres (127.9 sq. feet)



Total area: approx. 90.5 sq. metres (974.3 sq. feet)

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