



London Road, Newport, CB11 3PP

CHEFFINS

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Newport,
CB11 3PP

- Contemporary design
- 3379 sq/ft accommodation
- Open plan living accommodation
- High specification
- Five bedrooms
- Sunken terrace area for al fresco entertaining

A stunning contemporary home situated in a prominent position within the village with pleasant views over nearby countryside. The property offers extensive accommodation and exceptional craftsmanship throughout.

5 3 3

Guide Price £1,300,000





LOCATION

The popular village of Newport has a range of amenities including a Church, Inns, shops, post office and excellent schools. The village has its own railway station giving commuter access to London's Liverpool Street and Cambridge and Audley End Station, with fast trains into Liverpool Street, is just 1.5 miles from the property. The market town of Saffron Walden with its excellent shopping and recreational facilities is three miles away and Bishops Stortford which also has a main line station and the M11 motorway access point (junction 8) is approximately ten miles south, also giving access to Stansted Airport.

GROUND FLOOR

VAULTED ENTRANCE HALL

Entrance door and double glazed window to the front aspect, bespoke oak staircase with glass balustrade, exposed redbrick wall and doors to adjoining rooms.

HOME OFFICE

Double glazed window to the front aspect and fitted storage cupboard.

CLOAKROOM

Comprising ceramic wash basin and low level WC.

VAULTED DINING ROOM

Velux windows providing a good degree of natural light and a dual aspect wood burning stove serving both the dining room and family room. Opening to:

KITCHEN

Fitted with a range of base and eye level units with quartz worktop space over, two Neff electric ovens, plate warmer, integrated fridge and freezer, dishwasher and Franke double stainless steel sink. Central island with breakfast bar and four ring induction hob with downdraft extractor. Aluminium bi-folding doors with integrated blinds opening to the rear garden. Opening to:

FAMILY ROOM

Double glazed window to the side aspect and double glazed aluminium bi-folding doors with integrated blinds. Door to:

UTILITY ROOM

Fitted with base and eye level units, stainless steel sink, space and plumbing for washing machine and tumble dryer and double glazed door to the side aspect.

SITTING ROOM

Double glazed windows to the front aspect.

FIRST FLOOR

LANDING

Doors to adjoining rooms, built-in airing cupboard and Velux windows providing natural light.

BEDROOM 1

Double glazed window with fitted blinds to the rear aspect. Opening to:

DRESSING ROOM

Velux window providing natural light and door to:

EN SUITE

Comprising twin wash basins with vanity unit beneath, free-standing roll top bath, walk-in shower with dual shower heads, low level WC and double glazed window with fitted blinds to the front aspect.

BEDROOM 2

Fitted wardrobes, double glazed window to the front aspect and door to:

EN SUITE

Comprising ceramic wash basin, low level WC, shower enclosure with dual shower heads and heated towel rail.

BEDROOM 3

Double glazed window to the rear aspect, Velux window and fitted wardrobe.

BEDROOM 4

Double glazed window to the rear aspect and fitted wardrobe.

BATHROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC, free-standing bath, shower enclosure with dual shower heads and heated towel rail.

BEDROOM 5

Velux window.

OUTSIDE

A gravel driveway provides off-street parking for several vehicles. There is side access to the rear garden which is mainly laid to lawn with hedge borders and a paved terrace for al fresco entertaining, enclosed with a rendered wall.

SOLAR PANELS

The property benefits from solar panels which provide an electricity supply.

PLANT ROOM

Housing the boiler, hot water cylinder, water softener and solar panel inverter.

MATERIAL INFORMATION

- Tenure - Freehold
- Council tax band - G

VIEWINGS


By appointment through the Agents.







Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | 91 | 91 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |

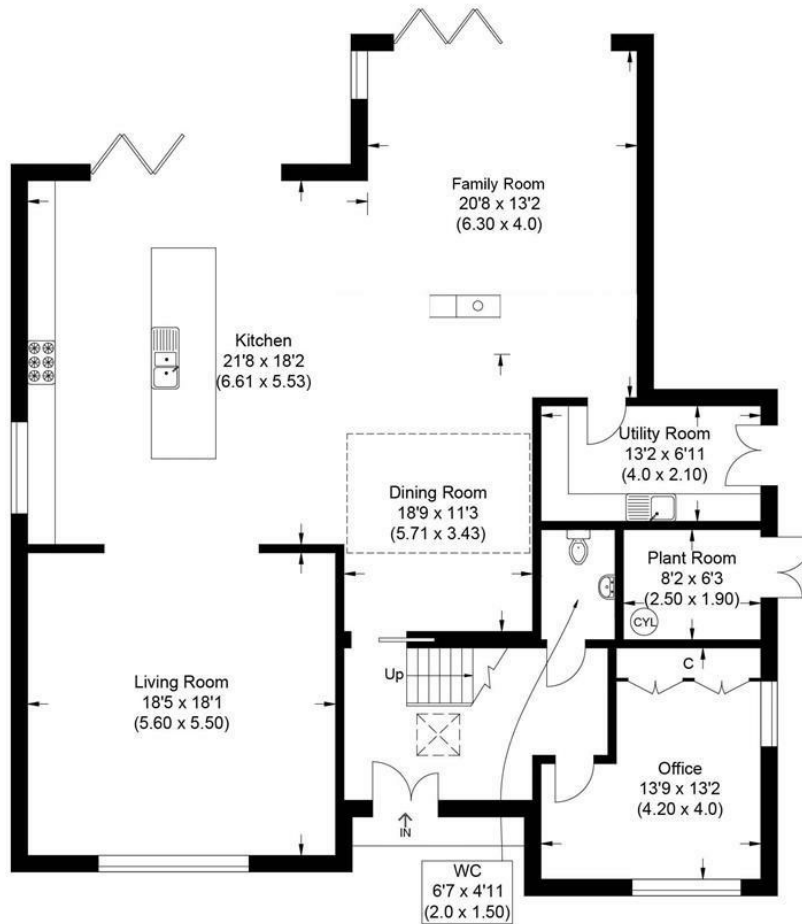


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 Local Authority - Uttlesford

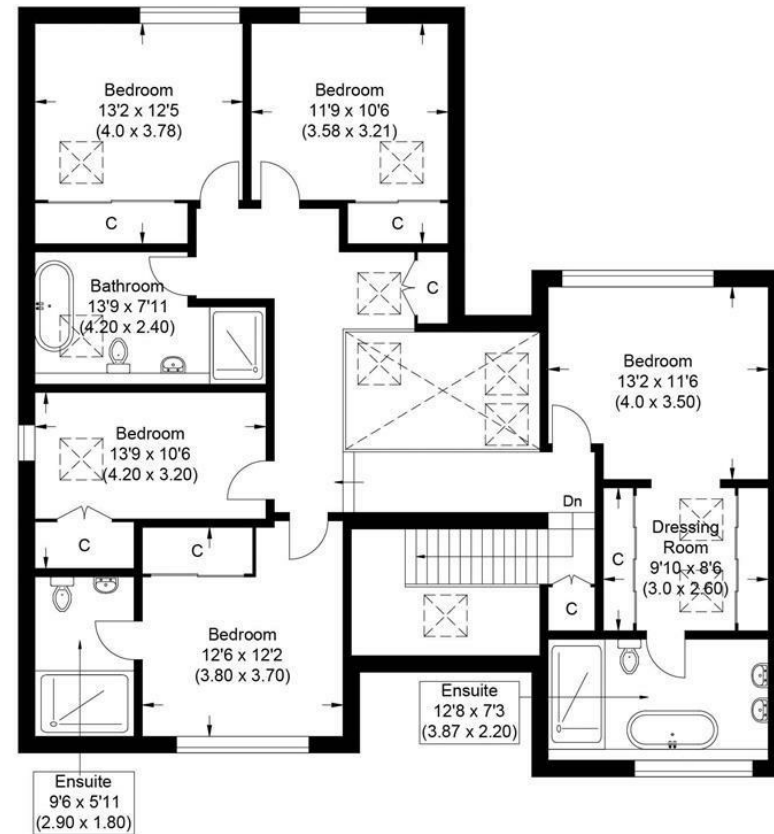




Approximate Gross Internal Area
313.91 sq m / 3379.0 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

