



Joyce Frankland Close, Newport, CB11 3TF



Joyce Frankland Close

Newport,
CB11 3TF

- Former show home
- Accommodation of approx. 2028 sqft
- Attractive landscaped garden
- Garage and off-street parking
- Well-served village location
- Ideally located for schooling and train station

An attractive former show home, forming part of a small, high quality development by Hill Residential. The property enjoys well-proportioned accommodation, together with a landscaped garden.

4 3 2

Guide Price £850,000





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. 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

ENTRANCE HALL

A spacious and welcoming entrance hall with entrance door with adjoining full height obscure glazed window and further window to the side aspect. Staircase rising to the first floor with deep understairs storage cupboard.

SITTING ROOM

A well-proportioned reception room with a bay window to the front aspect and further window to the side aspect.

STUDY

Window to the front aspect.

CLOAKROOM

Comprising low level WC and washbasin.

KITCHEN/DINING/LIVING SPACE

The room provides contemporary, open plan living space. The kitchen comprises an extensive range of base and eye level units with quartz worktop space over incorporating a breakfast bar, sink unit, integrated fridge freezer, dishwasher, induction hob and double oven. A pair of windows and bi-folding doors provide views and access to the terrace and garden.

UTILITY ROOM

Fitted with a matching range of base

and eye level units with quartz worktop space and sink unit, space for washing machine and additional fridge freezer. Obscure glazed door to the side aspect.

FIRST FLOOR

LANDING

Doors to adjoining rooms and airing cupboard housing the hot water cylinder.

BEDROOM 1

A dual aspect room enjoying a good degree of natural light, together with a dressing rooms area with built-in wardrobes.

EN SUITE

Comprising large shower enclosure, WC and wash basin.

BEDROOM 2

Window to the front aspect and door to:

EN SUITE

Comprising walk-in shower enclosure, WC, washbasin and Velux skylight.

BEDROOM 3

Window to the rear aspect overlooking the garden.

BEDROOM 4

Window to the rear aspect overlooking the garden.

BATHROOM

Comprising bath, separate walk-in shower, WC, washbasin and obscure glazed window.

OUTSIDE

To the front of the property is a landscaped garden with shrubs and block paved pathway to the front door. To the side is a block paved driveway providing extensive off-street parking with EV charging point and vehicular access to the large adjoining garage. The rear garden has been professionally landscaped with a paved terrace adjoining the property, leading down to the garden which is laid to lawn with an abundance of mature shrubs and bushes. In addition, there is a greenhouse with further paving to the side and gated access to the front driveway.

GARAGE

Electric up and over door, personal door to the rear garden, power and lighting connected, housing the gas fired boiler.

AGENT'S NOTES

For more information on this property, please refer to the Material Information brochure that can be found on our website.

VIEWINGS

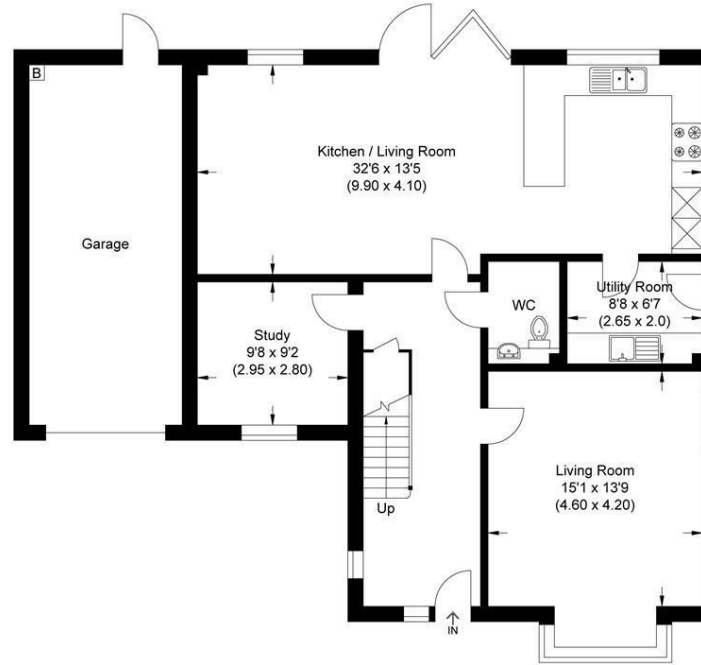
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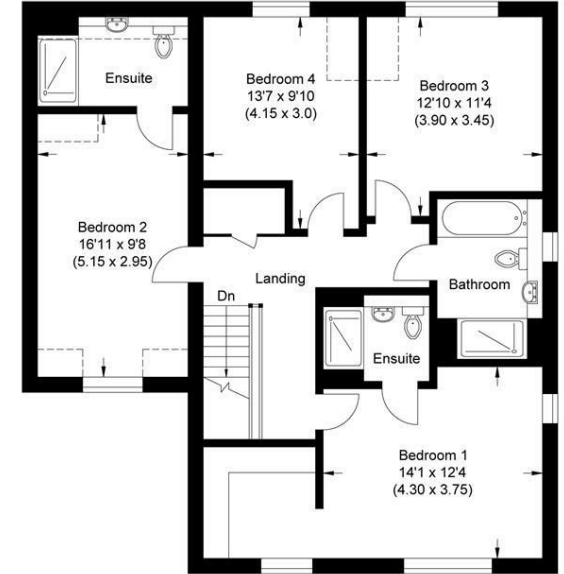




Approximate Gross Internal Area
188.40 sq m / 2027.92 sq ft
(Excludes Garage)



Ground Floor



First Floor

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

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	88 89
(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	

Guide Price £850,000

Tenure - Freehold

Council Tax Band - G

Local Authority - Uttlesford

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.