



Station Road, Newport, CB11 3PL



Station Road

Newport,
CB11 3PL

- Well-presented accommodation throughout
- Refitted kitchen
- Four bedrooms
- En suite & family bathroom
- Private rear garden
- Ample off-street parking
- Ideally located for commuters

An attractive, double-fronted house set in a ideal location for commuters being a short stroll to the mainline station and platform. The property enjoys versatile accommodation, together with a private garden and extensive off-street parking. OFFERED CHAIN FREE.

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Guide Price £700,000





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

Glazed entrance door, oak flooring and staircase rising to the first floor with deep understairs storage cupboard.

KITCHEN/BREAKFAST ROOM

Refitted with an extensive range of base and eye level units with quartz worktop space over, incorporating a central island with built-in seating, ceramic hob, integrated double oven, combination microwave, coffee machine, larder fridge, twin bowl sink unit, water softener and dishwasher. Double glazed sash window to the front aspect.

SNUG/DINING ROOM

A versatile, multi-purpose room with double glazed sash window to the front aspect and oak flooring.

UTILITY ROOM

Fitted with base and eye level units with worktop space over, sink unit, space and plumbing for washing machine and tumble dryer. Double glazed window to the rear aspect and cupboard housing the newly replaced gas fired boiler.

CLOAKROOM

Comprising WC with hidden cistern and wash basin.

SITTING ROOM

A spacious, well-proportioned reception room with three double glazed sash windows overlooking the garden and providing a good degree of natural light. In addition there are a pair of double glazed doors with adjoining full height double glazed windows providing access and views to the garden. Oak floor and fireplace with inset gas stove and stone surround.

SIDE LOBBY

Glazed door with adjoining window providing access to the outdoor space.

FIRST FLOOR

LANDING

Double glazed sash window to the side aspect.

BEDROOM 1

A pair of double glazed sash windows to the rear aspect, built-in wardrobes and dressing area.

EN SUITE

Comprising shower enclosure, low level WC, wash basin and obscure double glazed window.

BEDROOM 2

Double glazed window to the front aspect and built-in wardrobes.

BEDROOM 3

Double glazed window to the rear aspect overlooking the garden.

BEDROOM 4

Double glazed window to the rear aspect overlooking the garden and a pair of Velux skylights.

BATHROOM

Comprising panelled bath, separate shower enclosure, WC, vanity wash basin and skylight window.

OUTSIDE

The property is ideally located for commuters to Cambridge and London, being a short stroll to the mainline train station. To the front of the property is a path with wrought iron gate leading to the front door with lawns to either side and box hedging. Adjoining the rear of the property is a paved terrace with pathway leading to the side lobby. Beyond the garden is laid to lawn with a large timber shed and gated path leading to the parking area providing extensive off-road parking.

AGENT'S NOTES

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

VIEWINGS

By appointment through the Agents.







Approximate Gross Internal Area
165.44 sq m / 1780.78 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		86
(71-81)	B	77	
(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 £700,000

Tenure - Freehold

Council Tax Band - E

Local Authority - Uttlesford

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

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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.