



Meadowford, Newport, CB11 3QL

CHEFFINS

Meadowford

Newport,
CB11 3QL

- Detached
- Four double bedrooms
- Detached double garage
- Substantial easterly garden
- Tucked away village location
- Walking distance to amenities

A substantial and superbly positioned detached residence situated in a tucked away village location. The property boasts versatile accommodation throughout together with impressive easterly rear garden, detached double garage and ample parking/driveway. The property is a short walk to a range of the villages amenities including schooling.

4 2 3

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 PORCH

Entrance door, double glazed windows to the side aspect and tiled flooring, Door to:

HALLWAY

Staircase rising to the first floor and doors to adjoining rooms.

UTILITY ROOM

Fitted with base and eye level units with worktop space over, washing machine and tumble dryer and double glazed window to the front aspect.

LIVING ROOM

A dual aspect room with double glazed windows to the front and sliding patio doors opening to the rear garden. Feature electric fireplace with marble hearth.

DINING ROOM

A triple aspect room with double glazed windows to the rear and both side aspects. Door to the study and inner lobby.

STUDY

A dual aspect room with double glazed windows to the rear and side aspects. Built-in storage cupboard.

INNER LOBBY

Windows to the side aspect and door providing access to the outside space. Doors to adjoining rooms.

CLOAKROOM

Comprising ceramic wash basin, low level WC, heated towel rail and obscure double glazed window.

KITCHEN/BREAKFAST ROOM

Fitted with a range of base and eye level units with worktop space over and tiled splashbacks, stainless steel sink, five ring gas hob with extractor over and oven below, integrated fridge and dishwasher and tiled flooring. Sliding patio doors opening to the rear garden, double glazed windows to both side aspects and Velux windows providing a good degree of natural light.

FIRST FLOOR

LANDING

Double glazed windows to the front and side aspects, built-in storage cupboard with shelving and doors to adjoining rooms.

BEDROOM 1

Double glazed windows to the rear aspect overlooking the garden, integrated wardrobes and door to:

EN SUITE

Comprising panelled bath with shower over, low level WC and ceramic wash basin with vanity cupboard beneath. Tiled walls and double glazed window to the rear aspect.

BEDROOM 2

A pair of double glazed windows to the front aspect and built-in storage cupboards.

BEDROOM 3

Double glazed window to the rear aspect, integrated wardrobe and shelving and built-in airing cupboard housing the hot water cylinder.

BEDROOM 4

Double glazed window to the front aspect.

SHOWER ROOM

Comprising shower enclosure, ceramic wash basin with vanity cupboard beneath and heated towel rail. Tiled walls and flooring,

SEPARATE WC

Comprising low level WC and Velux window.

OUTSIDE

To the front of the property there is a lawned garden, planted with a range of shrubs and mature trees. There is a block paved driving providing off-street parking for several vehicles and access to the double garage. The east facing rear garden is of generous proportions, predominantly laid to lawn with a variety of flowers, shrubs and mature trees and a paved terrace. In addition, there is a timber-framed greenhouse and summerhouse.

DOUBLE GARAGE

Timber sliding doors providing vehicular access, personal door and a pair of windows to the rear aspect. Power connected.

AGENT'S NOTES

- Tenure - Freehold
- Council Tax Band - F
- Property Type - Detached house
- Property Construction - Brick with tiled roof
- Number & Types of Room - Please refer to the floorplan
- Square Footage - 1,838 sqft
- Parking - Double garage & driveway

UTILITIES/SERVICES

- Electric Supply - Mains
 - Gas Supply - Mains
 - Water Supply - Mains
 - Sewerage - Mains
 - Heating - Gas fired boiler with radiators and gas fire in living room
 - Broadband - Fibre to the Property available
 - Mobile Signal/Coverage - Good
- ### BUILDING SAFETY
- The vendor has made us aware that, to the best of their knowledge, there is no asbestos present at the property
 - The vendor has made us aware that, to the best of their knowledge, there is no unsafe cladding present at the property
 - The vendor has made us aware that, to the best of their knowledge, the property is not at risk of collapse
- ### ACCESSIBILITY/ADAPTATIONS
- The vendor has made us aware that, to the best of their knowledge, there has been no adaptations made to the property for accessibility requirements during their ownership

VIEWINGS

By appointment through the Agents.





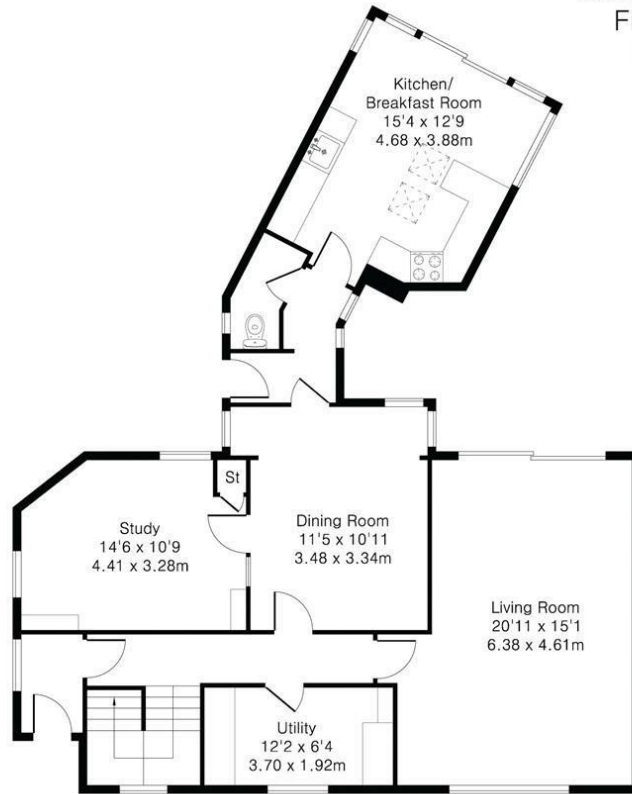
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		71	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



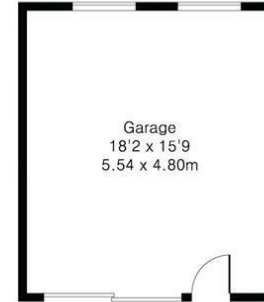
Guide Price £700,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - Uttlesford



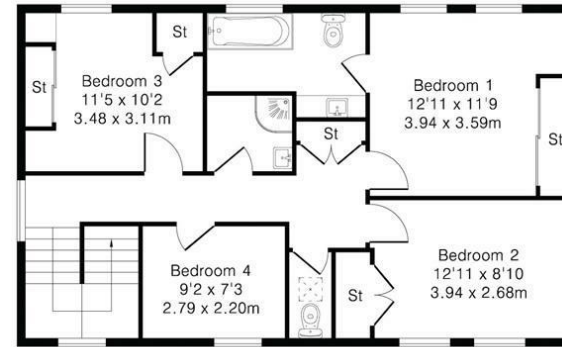
Approximate Gross Internal Area 1838 sq ft – 171 sq m
 Ground Floor Area 1104 sq ft – 103 sq m
 First Floor Area 734 sq ft – 68 sq m
 Garage Area 286 sq ft – 27 sq m



Ground Floor



Garage



First Floor

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