



Gaces Acre, Newport, CB11 3RE

CHEFFINS

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Newport,
CB11 3RE

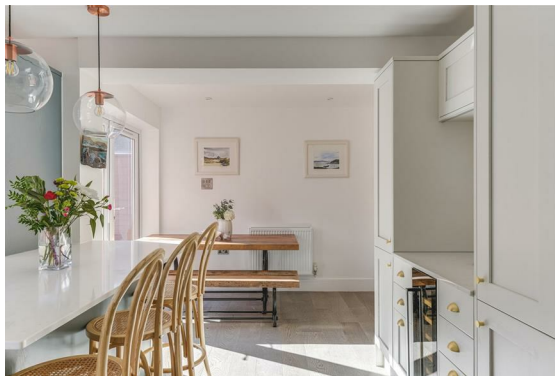
- Extended semi-detached home
- Impressive open plan kitchen/dining room
- Master bedroom with dressing room & en suite
- Home office/garden studio
- Off-street parking
- Walking distance to mainline train station

A large semi-detached house in a tucked away location, located within walking distance of the local amenities, school, shops and train station. The property has been extended and refurbished to a high standard to provide spacious and versatile accommodation together with a office/garden/studio room.

3 2 2

Guide Price £495,000





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

Obscure double glazed entrance door with porch over, staircase rising to first floor with deep built-in understairs storage cupboard, contemporary internal doors to adjoining rooms.

SITTING ROOM

A spacious dual aspect room with a wide double glazed window to the front overlooking the garden together with bi-folding double glazed doors providing access to the terrace and garden beyond. Fireplace with raised inset stove on a stone hearth, built in cupboards.

KITCHEN/DINING ROOM

A large open plan room, the kitchen comprising an extensive range of base and eye level units with stone worktops and a butler sink, gas hob, double oven and integrated microwave above, dishwasher, space for American style fridge freezer, further built-in cupboards with stone work space. The room enjoys a good degree of natural light with a double glazed window above the sink and two sets of double glazed doors providing access and views to the outdoor space. Further door to:-

UTILITY ROOM

Fitted with a range of base and eye level units with worktop space over, ceramic sink unit, space for washing machine and tumble dryer, double glazed window to the front aspect

CLOAKROOM

Comprising low level WC, vanity wash basin, obscure double glazed window.

LANDING

Access to loft space and contemporary replacement internal doors to adjoining rooms.

BEDROOM 1

A spacious bedroom with double glazed window to the rear aspect overlooking the garden.

DRESSING ROOM

Fitted with wardrobe space and drawers, double glazed window to the rear aspect.

EN SUITE

Comprising bath with independent shower over, low level WC, twin vanity wash basins, double glazed window.

BEDROOM 2

Double glazed window to the rear aspect.

BEDROOM 3

Double glazed window to the front aspect.

SHOWER ROOM

Re-fitted with a large walk-in shower enclosure, vanity wash basin, WC and obscure double glazed window.

OUTSIDE

The property is set in a sought after tucked away location within walking distance of the local amenities including shops, school and train station. At the front of the property is a lawned garden with path leading to front door with raised flower beds, mature hedging and on-street parking. At the rear of the property is a paved terrace with a path leading to the detached home office/garden studio with lawns either side and a timber gate providing access to an off-street parking space.

HOME OFFICE/GARDEN STUDIO

The home office/garden studio provides multiple usage options dependent upon needs. It is well-insulated with double glazed bi-folding doors and an additional double glazed window which provides a good degree of natural light, power and lighting connected.

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
 127.23 sq m / 1369.49 sq ft
 (Excludes Outbuilding)
 Outbuilding Area 10.14 sq m / 109.14 sq ft



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	75 → 84
(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 £495,000

Tenure - Freehold

Council Tax Band - D

Local Authority - Uttlesford

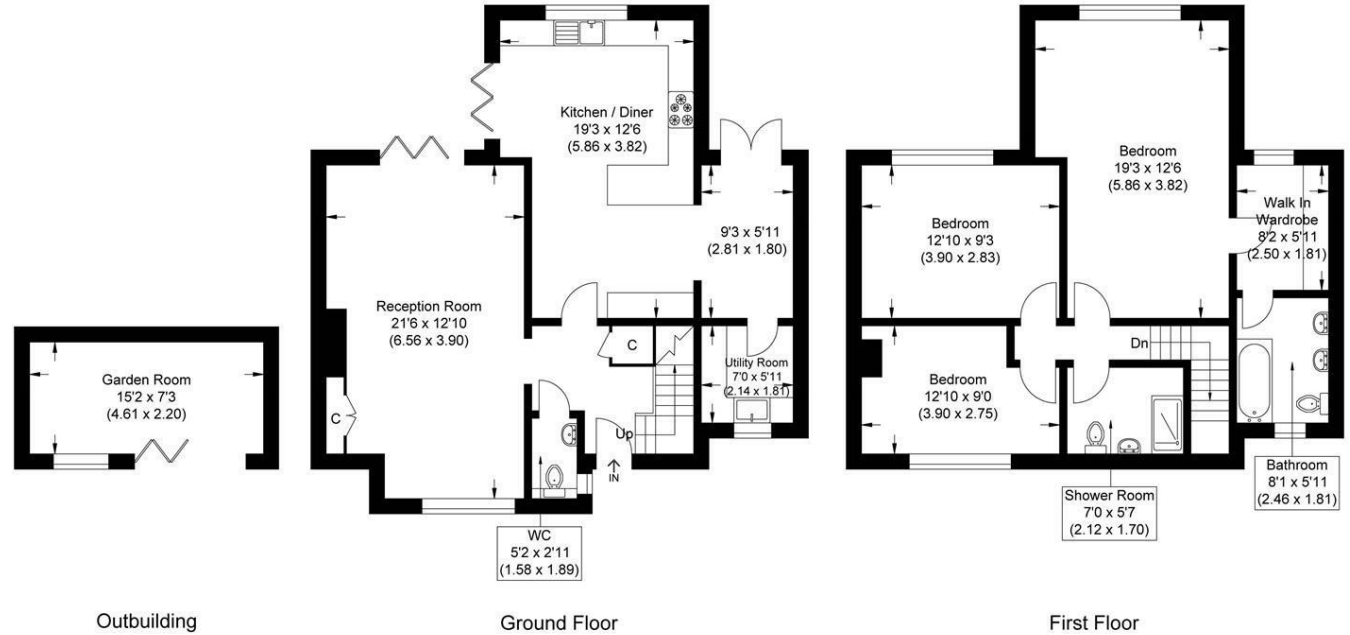


Illustration for identification purposes only, measurements are approximate, not to scale.

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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.