



Joyce Frankland Close, Newport, CB11 3TF

CHEFFINS

Joyce Frankland Close

Newport,
CB11 3TF

4 3 2

Guide Price £695,000

- Chain free
- High specification throughout
- Open plan kitchen/dining room
- Four bedrooms (two with en suites)
- Garage and driveway parking
- Generous south westerly garden

An attractive and beautifully appointed four bedroom home, forming part of a small, high quality development by Hill Residential. The property enjoys well-proportioned and versatile accommodation, together with integral garage, driveway parking and good sized rear garden. Offered chain free.





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

Entrance door, double glazed window to the side aspect and staircase rising to the first floor with storage cupboard under.

SITTING ROOM

Double glazed bay window with fitted wooden shutters to the front aspect.

CLOAKROOM

Comprising ceramic wash basin with tiled splashbacks, low level WC.

KITCHEN/DINING ROOM

A dual aspect room with double glazed windows to the rear and side and double glazed French doors opening to the garden. The kitchen comprises a range of base and eye level units with resin worktop space over, stainless steel sink, conventional oven with microwave above, four ring induction hob with downdraft extractor and integrated fridge, freezer, dishwasher and washer/dryer.

FIRST FLOOR

LANDING

Doors to adjoining rooms and built-in airing cupboard.

BEDROOM 1

A pair of double glazed windows to the rear aspect overlooking the garden, dressing area with built-in wardrobes with sliding doors and door to:

EN SUITE

Comprising shower enclosure, ceramic wash basin, low level WC and heated towel rail, tiled walls and flooring.

FAMILY BATHROOM

Comprising panelled bath with shower over, ceramic wash basin, low level WC and heated towel rail, part tiled walls and tiled flooring, obscure double glazed window to the side aspect.

BEDROOM 2

Part-obscure double glazed window to the front aspect and door to:

EN SUITE

Comprising shower enclosure low level WC, ceramic wash basin and heated towel rail, part tiled walls and tiled flooring, double glazed skylight window.

BEDROOM 3

Double glazed window to the front aspect.

BEDROOM 4

Double glazed window to the front aspect.

OUTSIDE

The property is accessed via a block paved pathway leading to the entrance door with an adjoining garden laid to lawn with shrub and flower planting. There is a block paved driveway providing off-street parking and access to the integral garage, and a block paved pathway to the gated side access. Adjoining the rear of the property is paved terrace for al fresco entertaining, with a large, remote controlled awning. The south-west facing rear garden is of a good size and predominantly laid to lawn.

GARAGE

Up and over door and personal door to the garden. Power and lighting connected and an EV charging point.

AGENT'S NOTE


There is an annual estate management charge of £405.06 p.a.

VIEWINGS

By appointment through the Agents.





Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A	87	88	
(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 £695,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - Uttlesford

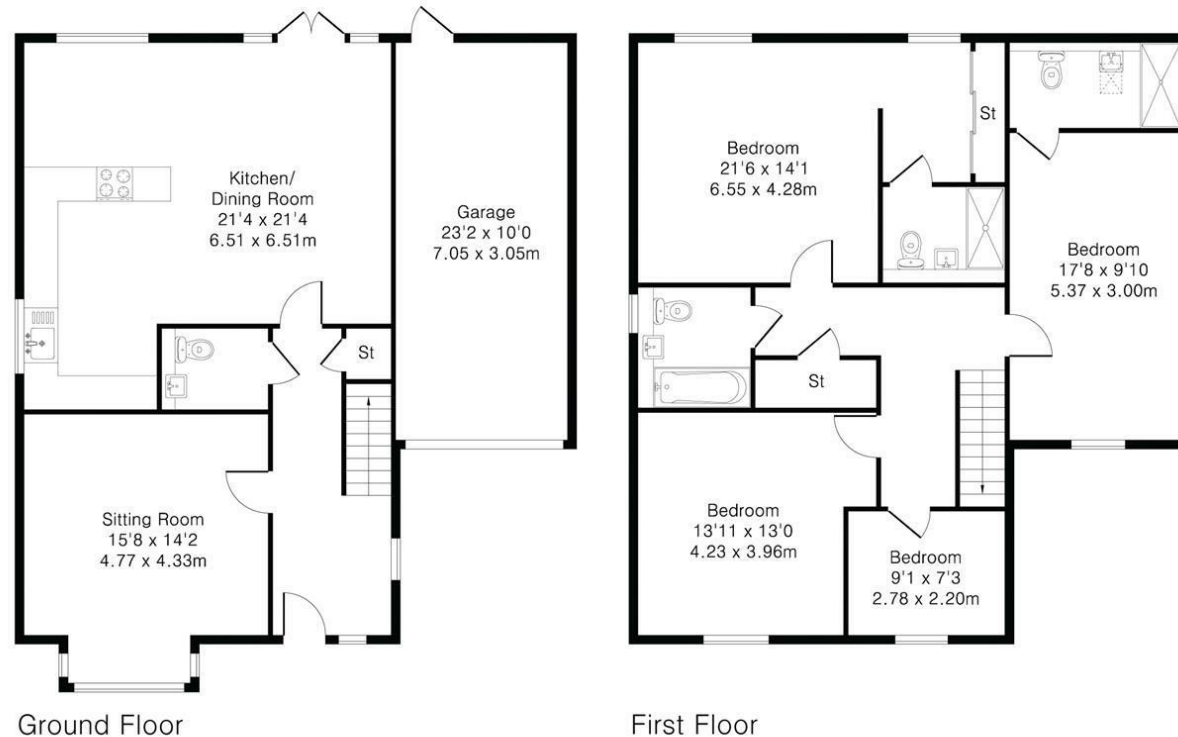


Approximate Gross Internal Area 1730 sq ft - 160 sq m

Ground Floor Area 756 sq ft – 70 sq m

First Floor Area 974 sq ft – 90 sq m

Garage Area 231 sq ft – 22 sq m



Ground Floor

First Floor

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | cheffins.co.uk

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.

