



Hills Drive, Newport, CB11 3ZB

**CHEFFINS**



## Hills Drive

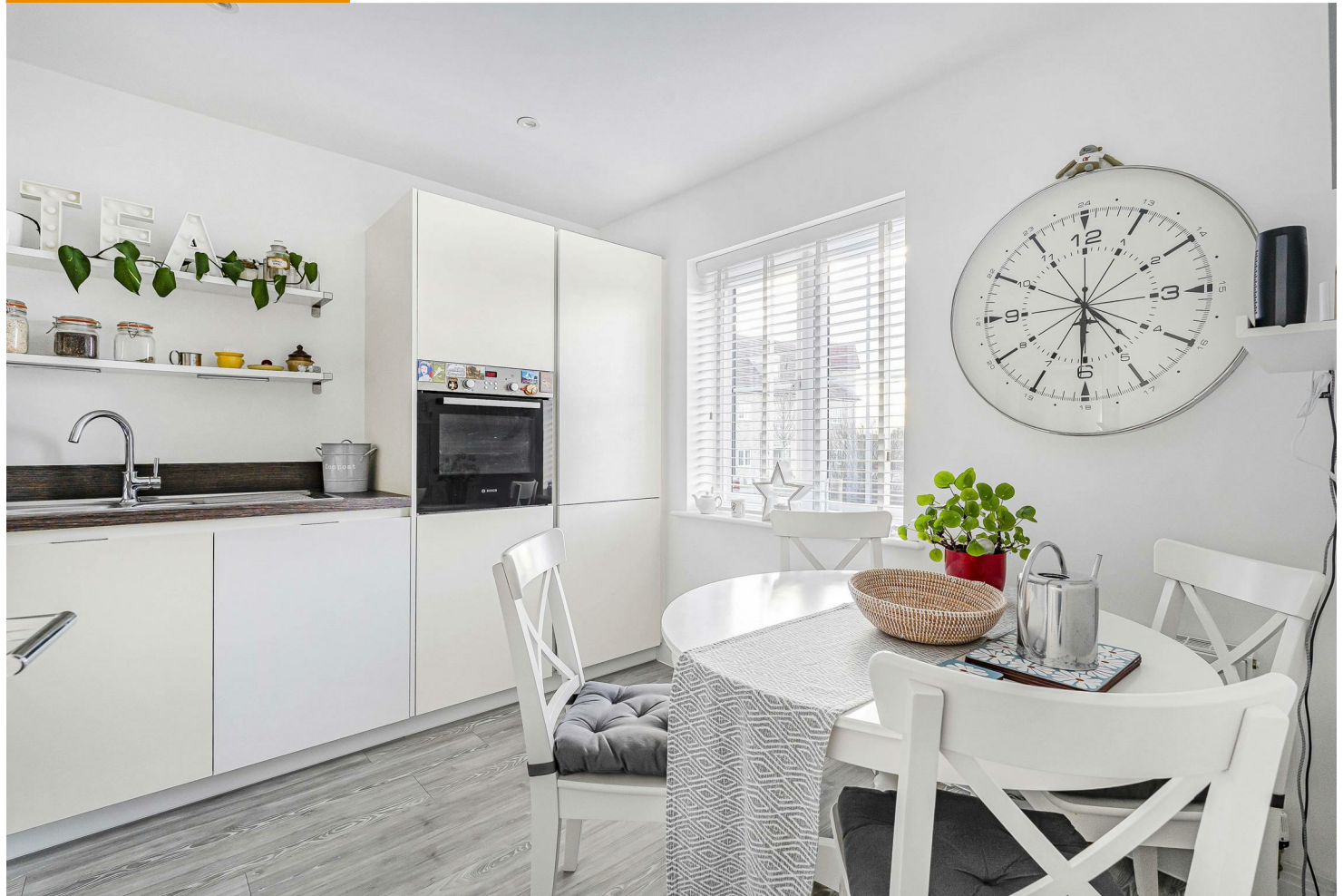
Newport,  
CB11 3ZB

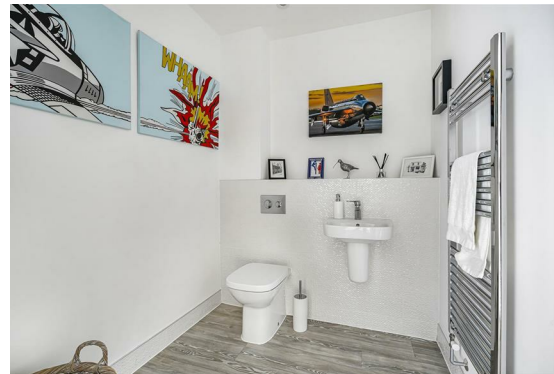
- Modern link-detached home
- Three double bedrooms
- Close proximity to a mainline station
- Driveway and garage
- No upward chain

A modern three bedroom home situated in a popular residential location. The property offers bright and well proportioned accommodation, together with ample off street parking. No upward chain.

3 3 1

**Guide Price £525,000**





## 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

Entrance door, window to the side aspect, staircase rising to the first floor with cupboard under, built-in storage cupboard and doors to adjoining rooms.

### KITCHEN/BREAKFAST ROOM

Fitted with a range of base and eye level units with worktop space over, stainless steel sink, electric oven, four ring gas hob with extractor hood over, integrated dishwasher, fridge freezer and washing machine. Window to the front aspect.

### CLOAKROOM

Comprising ceramic wash basin, low level WC and heated towel rail.

### SITTING ROOM

Window to the rear aspect and glazed French doors opening to the rear garden.

## FIRST FLOOR

### LANDING

Doors to adjoining rooms and built-in airing cupboard.

### BEDROOM 1

Windows to the front and side aspects, fitted wardrobes and door to:

### EN SUITE

Comprising ceramic wash basin with vanity unit beneath, low level WC, shower enclosure and heated towel rail.

### BEDROOM 2

Window to the front aspect, dressing area with fitted wardrobes and door to:

### EN SUITE

Comprising ceramic wash basin with vanity unit beneath, low level WC, shower enclosure, heated towel rail and obscure glazed window to the rear aspect.

### BATHROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC, panelled bath with shower attachment and heated towel rail.

### BEDROOM 3

Window to the rear aspect.

## OUTSIDE

The property has a driveway providing off-street parking for two vehicles and access to the garage. The rear garden is predominantly laid to lawn with mature beds bordering and paved terrace for al fresco entertaining.

## GARAGE

Electric up and over door for vehicular access and glazed personal door to the garden, power and lighting connected and housing the gas fired boiler.

### AGENT'S NOTE

There is an annual estate management charge of £388 p.a.

The property is fitted with solar panels to the rear roof elevation. There is a 3kw system with battery located in the garage and excess energy is sold back to the grid.

## VIEWINGS

By appointment through the Agents.







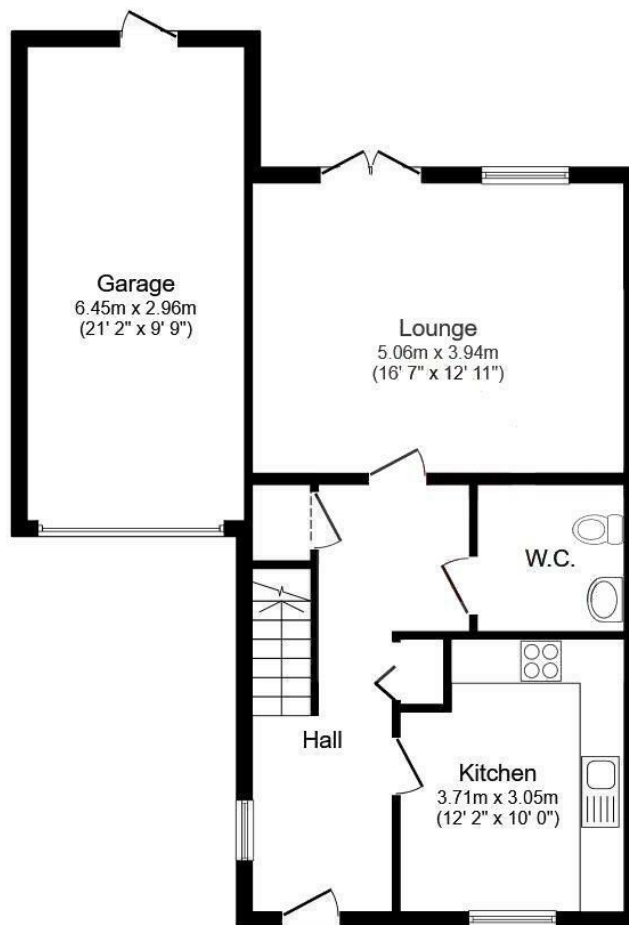
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		93
(71-81) <b>B</b>	84	
(59-80) <b>C</b>		
(51-58) <b>D</b>		
(39-50) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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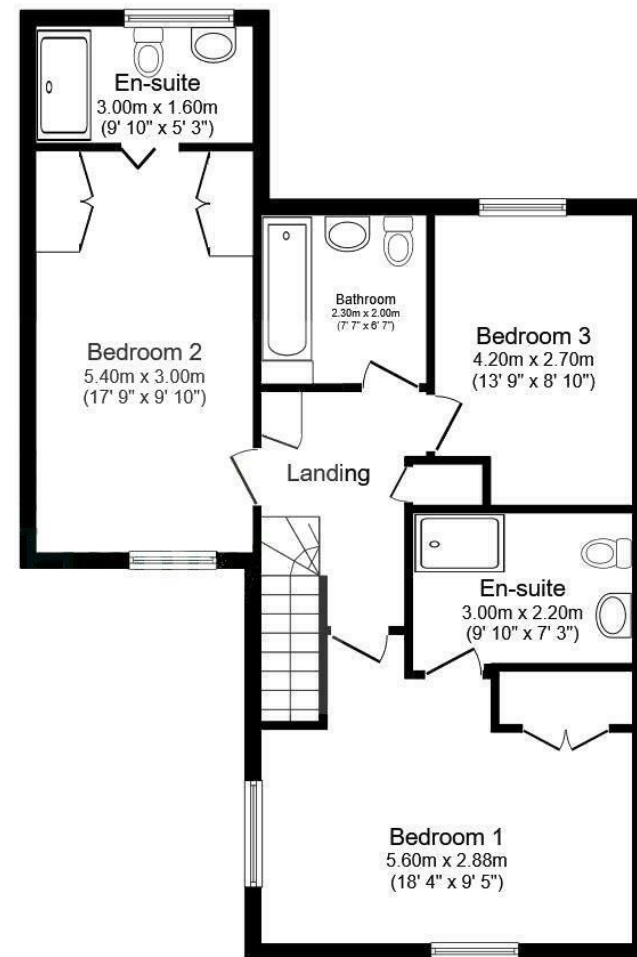
Tenure - Freehold

Council Tax Band - E

Local Authority - Uttlesford



**Ground Floor**



**First Floor**

Total floor area 141.5 m<sup>2</sup> (1,523 sq.ft.) approx

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.

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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.



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