



St. Leonards Close, Newport, Saffron Walden £675,000 **Freehold**

**KH** Kevin  
Henry



# Key Features

4 2 D F

- Detached four double bedroom house
- No upward chain
- Excellent living space with three reception rooms
- Family bathroom and en-suite to main bedroom
- Good size rear garden

Executive family home located in a quiet and desirable close in Newport. Whilst in need of improvement this impressive four-bedroom detached home offers generous living space throughout. The ground floor features a large living room, a separate dining room, and a study-perfect for home working or additional living space. The well-appointed kitchen includes a utility room, and there is also a convenient downstairs cloakroom.

Upstairs, there are four double bedrooms, with the main bedroom benefiting from an en-suite shower room. A family bathroom serves the remaining bedrooms.

The property boasts a good-sized rear garden, ideal for outdoor entertaining. To the front, there is access to a double garage and a spacious driveway, providing ample off-road parking. A fantastic family home in a sought-after





location-viewing is highly recommended!  
The property is within easy walking distance of all that Newport has to offer. Newport is a thriving village with its own village store, inns, restaurants, primary school, Joyce Frankland Academy, medical centre, recreation ground and its own railway station with trains to Liverpool Street and Cambridge. The M11 access point at Stump Cross is 5 miles distance, with a further access point at Bishop's Stortford and the fine old market town of Saffron Walden is just two miles to the north-east.

Entrance Hall  
Understairs storage

Living Room  
21'1 x 14'1  
6.42m x 4.29m

Dining Room  
16'5 x 11'3  
5.00m x 3.42m

Study  
10'4 x 7'10  
3.14m x 2.40m

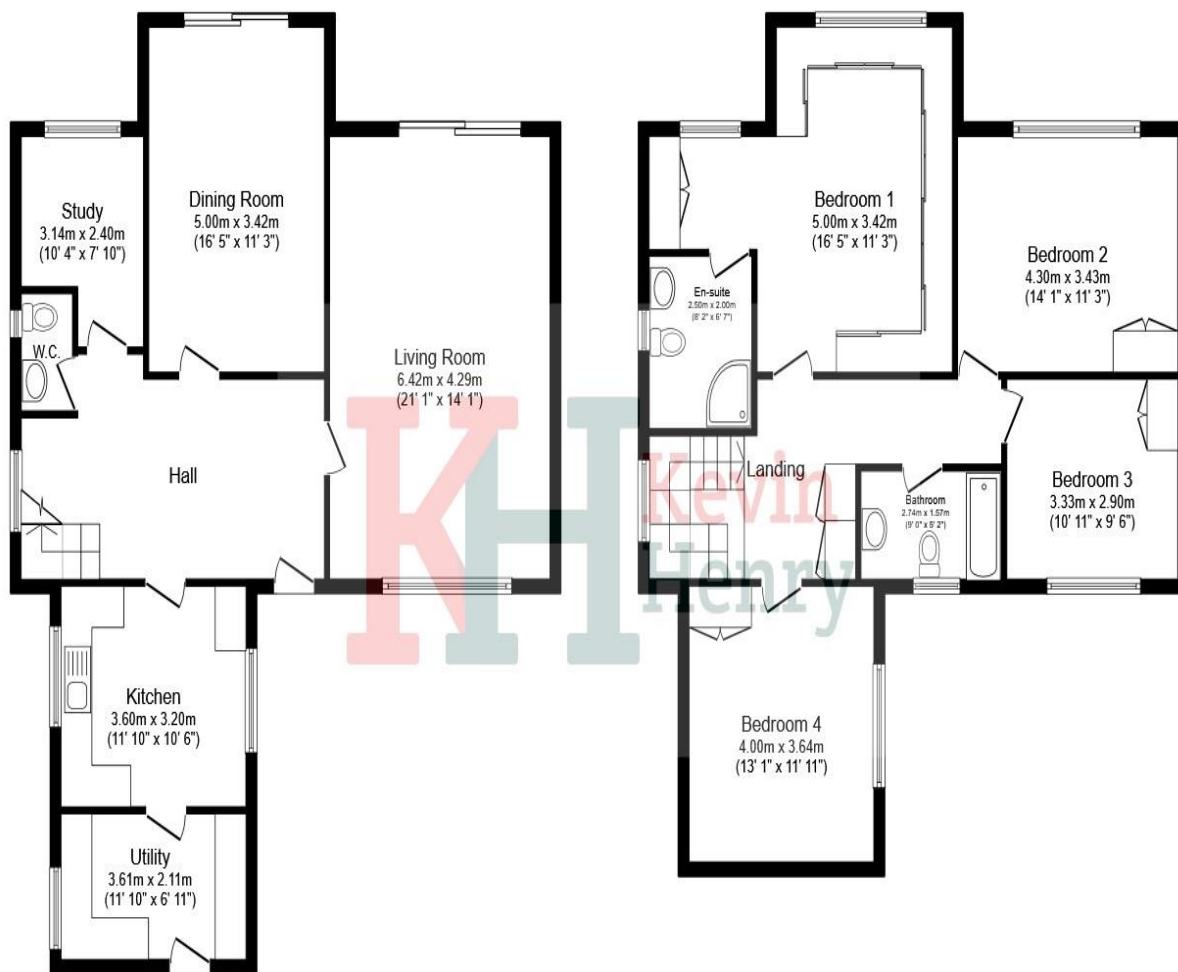
Kitchen  
11'10 x 10'6  
3.60m x 3.20m

Utility Room  
11'10 x 6'11  
3.61m x 2.11m

Downstairs Cloakroom

Landing





**Ground Floor**

**First Floor**

Double size airing cupboard and access to loft via pull down ladder.

Bedroom One  
16'5 x 11'3  
5.00m x 3.42m

En-Suite Shower Room

Bedroom Two  
14'1 x 11'3  
4.30m x 3.43m

Bedroom Three  
10'11 x 9'6  
3.33m x 2.90m

Bedroom Four  
13'1 x 11'11  
4.00m x 3.64m

Bathroom

Garden  
Good size private rear garden with lawn and patio. Shed, and access to front from both sides.

Garage  
Double garage with light and power and eaves storage.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property call Kevin Henry on:  
01799 513632



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