



Frambury Lane, Newport, CB11 3PY

CHEFFINS

Frambury Lane

Newport,
CB11 3PY

- High specification detached house
- Accommodation of approx. 2,300 sqft
- Beautifully presented throughout
- Four double bedrooms (two with en suites)
- Garden studio & workshop
- Ample off-street parking
- Ideally located for commuters
- NHBC Guarantee

A recently constructed, detached residence finished to a very high standard. The property offers generous accommodation, together with off-street parking for up to 5 vehicles and a private rear garden with garden office/studio and workshop. Conveniently set within easy reach of the station and the village amenities.

4 3 2

Guide Price £885,000





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, staircase rising to the first floor, built-in coat cupboard and doors to adjoining rooms.

SNUG/HOME OFFICE

Windows to the front and side aspects.

CLOAKROOM

Comprising ceramic wash basin with vanity unit beneath and low level WC.

KITCHEN/FAMILY/DINING ROOM

The kitchen is fitted with a range of base and eye level units with microcement worktops and sink unit, central island with breakfast bar, induction hob and integrated extractor. Integrated appliances include Siemens double oven, full height fridge, freezer and dishwasher. Windows to the side and rear aspects and aluminium bi-folding doors opening to the rear garden. Door to:

UTILITY ROOM

Fitted with base and eye level units with sink unit and space and plumbing for washing machine and tumble dryer. Window to the side aspect and external side door.

SITTING ROOM

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

FIRST FLOOR

LANDING

Doors to adjoining rooms, built-in plant cupboard and access to the loft space.

BEDROOM 1

Window to the rear aspect and Velux window providing a good degree of natural light. Fitted wardrobes, eaves storage and door to:

EN SUITE

Comprising ceramic wash basin with vanity unit beneath, low level WC, walk-in shower with dual shower heads and obscure glazed window to the side aspect.

BEDROOM 2

Window to the front aspect and door to:

EN SUITE

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

BEDROOM 3

Window to the front aspect.

BEDROOM 4

Window to the rear aspect.

BATHROOM

Comprising ceramic wash basin with

vanity unit beneath, low level WC, roll-top bath, heated towel rail and obscure glazed window to the rear aspect.

OUTSIDE

To the front of the property is a gravelled driveway providing off-street parking for several vehicles with mature hedge screening to the front boundary. There is gated side access to the landscaped rear garden, featuring a paved terrace for al fresco entertaining and a central lawn with a number of mature beds and a further terrace area.

GARDEN OFFICE/STUDIO

With French doors from the garden, power and lighting connected.

ADJOINING WORKSHOP

Providing a useful storage area with power and lighting connected.

VIEWINGS

By appointment through the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	88
(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 	

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Tenure – Freehold

Council Tax Band – G

Local Authority – Uttlesford



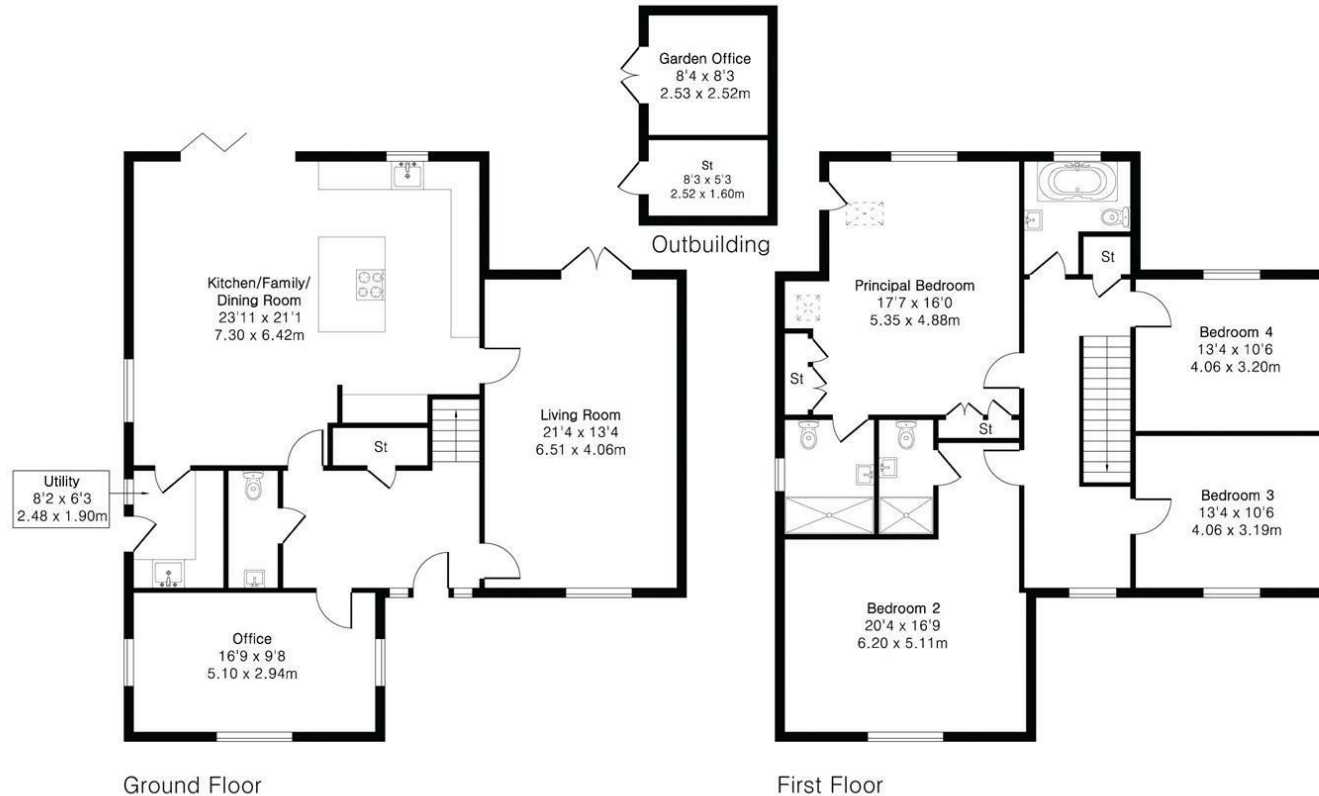


**Approximate Gross Internal Area 2306 sq ft - 214 sq m
(Excluding Outbuilding)**

Ground Floor Area 1166 sq ft – 108 sq m

First Floor Area 1140 sq ft – 106 sq m

Outbuilding Area 115 sq ft – 11 sq m



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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.

