



**4 Hills Drive**

Newport, Saffron Walden





## 4 Hills Drive

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Built by Cala Homes in 2018, 4 Hills Drive is a beautifully presented detached family home that offers spacious and versatile accommodation extending to approximately **1,731 sq. ft.**, arranged over three floors, together with a driveway, detached garage and an enclosed rear garden.

The property enjoys an attractive frontage and immediately gives a sense of quality, with the handsome bay window and well-kept approach setting the tone. Internally, the house has been stylishly maintained by the current owners and offers a superb balance between open-plan living and more traditional reception space, making it ideally suited to modern family life.

The ground floor is particularly impressive. A welcoming entrance hall leads through to a generous separate living room to the front, a calm and comfortable space that provides an ideal retreat away from the main hub of the home. To the rear lies the standout kitchen/breakfast/dining/family room, a wonderfully sociable open-plan space extending to over 24ft in width. Finished with a large central island, ample storage and preparation space, and plenty of room for both dining and relaxed seating, this room is clearly designed for everyday family living as well as entertaining. Large doors open directly onto the garden, creating an excellent connection between the indoor and outdoor spaces. A cloakroom completes the ground floor.

On the first floor are three excellent bedrooms, all of which are well-proportioned and beautifully bright. One of the bedrooms benefits from its own en suite shower room, making it perfect for guests or an older child, while the remaining rooms are served by a well-appointed family bathroom. The layout on this floor works especially well for growing families, offering flexibility for children's bedrooms, guest accommodation or home working if required.



Occupying the top floor is the principal bedroom suite, a superb main bedroom retreat with an attractive elevated outlook, fitted storage and the privacy that comes from being set away from the other bedrooms. This floor creates a real sense of separation and calm, ideal for busy family life.

Outside, the rear garden is enclosed and laid predominantly to lawn with a paved terrace, providing a lovely space for al fresco dining, children's play and summer entertaining. The detached garage and private driveway offer excellent parking and useful additional storage.

Newport remains one of the area's most desirable villages, with its well-regarded schooling, strong sense of community and railway station offering connections into London, Liverpool Street, and Cambridge.

4 Hills Drive is an excellent opportunity to acquire a spacious, modern family home in a highly convenient village setting.

**Agents Notes:**

Tenure: Freehold

EPC Band: B

Uttlesford District Council - Council Tax Band F - £3,364.72pa

Annual estate charge of approx. £350 for the upkeep of the development.

All Mains Services Connected

Mobile Coverage: Good Outdoor Coverage Across All Major Networks, Mixed Indoor Coverage (Ofcom)

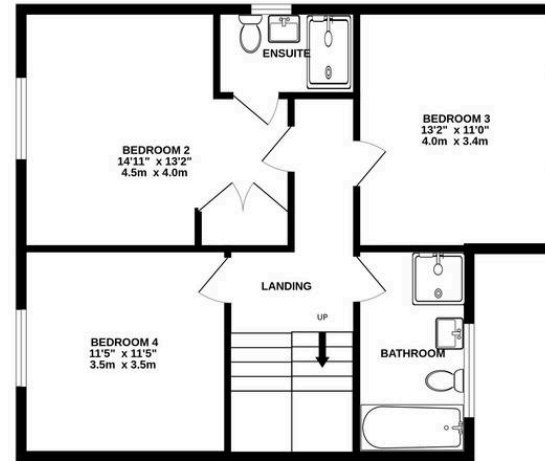
Broadband Coverage: Ultrafast Available, 1,000 Mbps (Ofcom)



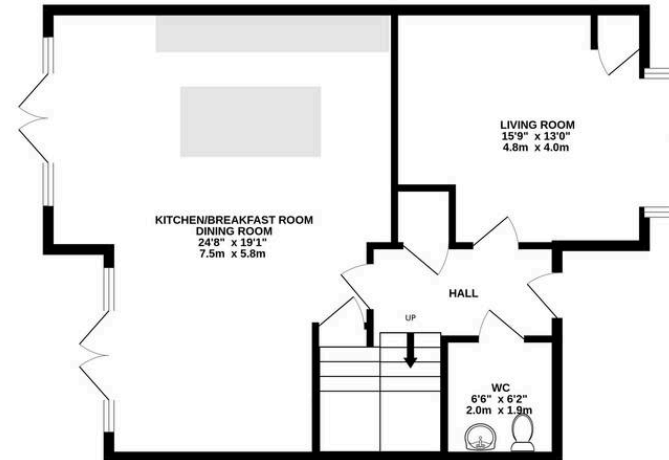
2ND FLOOR  
328 sq.ft. (30.5 sq.m.) approx.



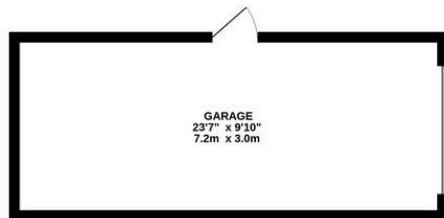
1ST FLOOR  
672 sq.ft. (62.5 sq.m.) approx.



GROUND FLOOR  
731 sq.ft. (67.9 sq.m.) approx.



GARAGE  
233 sq.ft. (21.6 sq.m.) approx.



TOTAL FLOOR AREA : 1964 sq.ft. (182.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





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Please note that all measurements are approximate and in metric units with imperial equivalents provided for guidance only. The fixtures, fittings, and appliances mentioned have not been tested. Internal photos are for general information only. For a free valuation, contact the numbers on the brochure.