



St. Leonards Close, Newport Saffron Walden £600,000 **Freehold**



Key Features



- 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

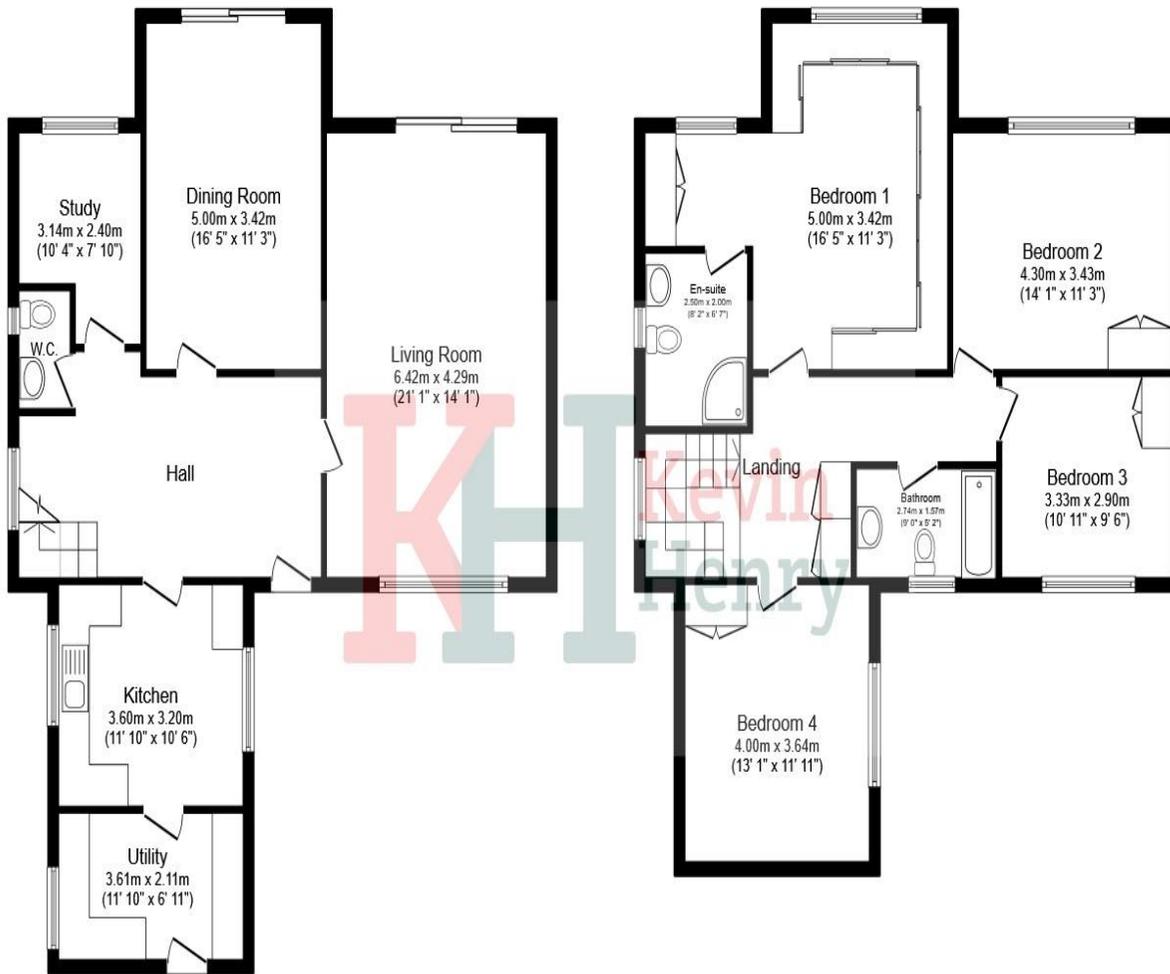
Utility Room
11'10 x 6'11
3.61m x 2.11m

Downstairs Cloakroom

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

Bedroom One
16'5 x 11'3





Ground Floor

First Floor

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

To view this property call Kevin Henry on:
01799 513632

Selling your property?

Contact us to arrange a FREE home valuation.

 01799 513632

 1 Market Street, SAFFRON WALDEN, Essex, CB10 1JB

 sales@kevinhenry.co.uk

 www.Kevinhenry.co.uk



 SCAN ME



Kevin Henry is a trading name of Sharman Quinney Holdings Limited which is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Kevin Henry has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Kevin Henry has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SAF103233 - 0002

