



Dutch House Bury Water Lane, Newport Saffron Walden **Freehold**



# Key Features

5 4 B F

- Five double bedrooms
- Very well presented family home
- Four bathrooms including an en-suite and downstairs shower room
- Large open plan kitchen/dining/family area
- Spacious living room

Fantastic, well-presented five double bedroom home offered chain free, providing spacious and flexible accommodation arranged over three floors. From the moment you enter, the property offers a wonderful sense of light and space from room to room. The ground floor features underfloor heating throughout and a fabulous open-plan kitchen, dining and family area and bi-fold doors opening onto the rear garden, creating an ideal space for modern family living and entertaining. There is also a generous separate living room and a convenient downstairs bathroom.

On the first floor, the landing leads to two further bedrooms, including the impressive main bedroom which benefits from built-in



wardrobes and a stylish en-suite. A well-appointed family bathroom is also located on this level.

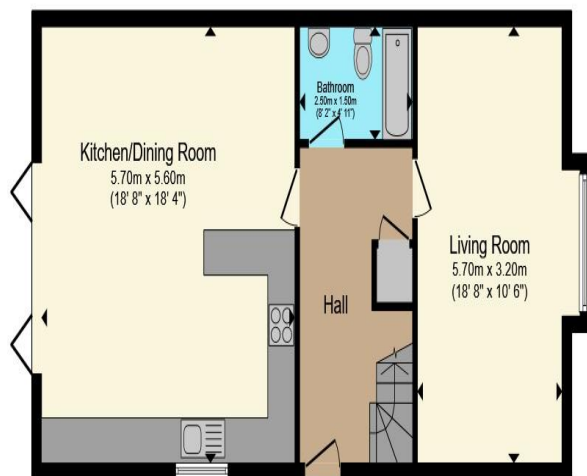
The second floor offers two additional double bedrooms, both with excellent eaves storage, along with a further bathroom.

Outside, the property enjoys a private, fully enclosed rear garden with a patio and lawn area, perfect for relaxing or entertaining. To the front, there are two allocated parking spaces.

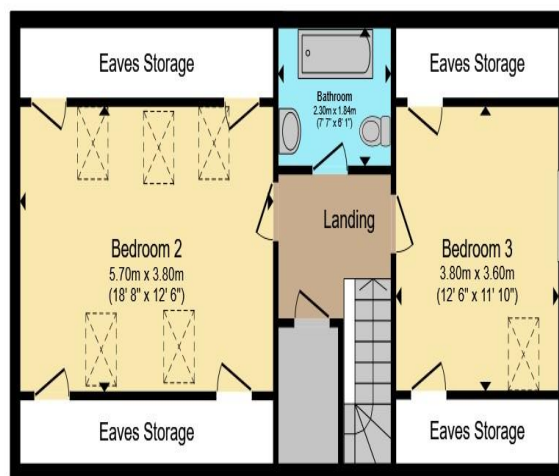
Situated in a quiet position within the popular village of Newport, the property is conveniently located close to a range of local amenities including shops, schools, and a train station.

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

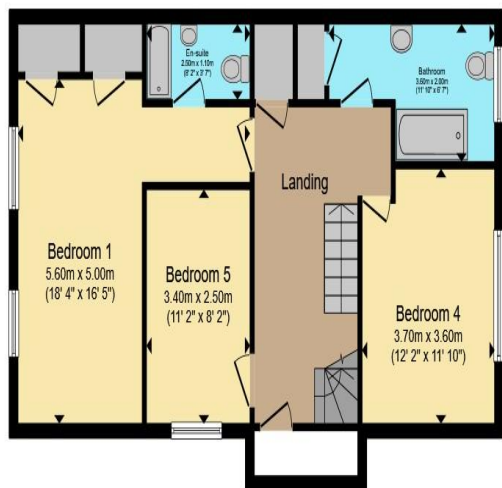




**Ground Floor**



**Second Floor**



**First Floor**

Total floor area 186.6 sq.m. (2,009 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



north-east.

**ROOMS:**  
Hallway  
Under stair storage space.

**Living Room**  
5.70m x 3.20m  
18'8" x 10'6"

**Kitchen/Dining/Family Area**  
5.70m x 5.60m  
18'8" x 18'4"

**Bathroom**

**First Floor Landing**  
Storage cupboard.

**Bedroom One**  
5.60m max x 5.00m max  
18'4" max x 16'5" max  
Built in wardrobes.

**En-Suite**

**Bedroom Four**  
3.70m x 3.60m  
12'2" x 11'10"

To view this property call Kevin Henry on:  
01799 513632

# Selling your property?

Contact us to arrange a FREE home valuation.

 01799 513632

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