



Gilbey Green, Newport, CB11 3RS

CHEFFINS

Gilbey Green

Newport,
CB11 3RS

- Detached family home
- Quiet cul-de-sac location
- Beautifully presented throughout
- Recently upgraded boiler and radiators
- Secluded garden
- Detached double garage & driveway
- Ideally located for commuters

A detached four/five-bedroom home forming part of a small, exclusive development in the heart of Newport village, just 0.5 miles from the mainline station. The property offers bright and well-proportioned accommodation, together with a driveway, double garage and secluded rear garden.

5 2 3

Guide Price £810,000





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 with understairs storage cupboard and doors to adjoining rooms.

SITTING ROOM

Windows to the front and rear aspects and French doors opening to the rear garden and feature fireplace with open fire.

DINING ROOM

Bay window overlooking the garden.

KITCHEN

Fitted with base and eye level units with stainless steel sink, electric double oven, space for fridge freezer and dishwasher, window to the rear aspect and glazed door to:

UTILITY ROOM

Fitted with base and eye level units with space and plumbing for washing machine and tumble dryer and part-glazed door to the side aspect.

CLOAKROOM

Comprising ceramic wash basin, low level WC and obscure glazed window to the side aspect.

GYM/STUDY

Window to the side aspect.

FIRST FLOOR

LANDING

Windows to the front and side aspects, built-in linen cupboard, access to the loft space and doors to adjoining rooms.

PRIMARY BEDROOM

Bay window to the rear aspect, fitted wardrobes and door to:

EN SUITE

Comprising ceramic wash basin with vanity unit beneath, low level WC, free-standing roll top bath, separate share enclosure, heated towel rail and obscure glazed window to the side aspect.

BEDROOM 2

Bay window to the rear aspect.

BEDROOM 3

Window to the front aspect.

BEDROOM 4

Window to the rear aspect.

BEDROOM 5

Window to the front aspect.

BATHROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC, panelled bath with dual shower head

over, heated towel rail and obscure glazed window the front aspect.

OUTSIDE

Nestled in a peaceful cul-de-sac at the heart of the village, this home forms part of a small exclusive development of just 14 properties. To the front of the property is a good sized garden, one of the largest on the development, laid to lawn and well-screened by mature trees and hedging. A gravelled driveway provides ample off-street parking and access to the detached double garage. There is gated side access to the rear garden which is predominantly laid to lawn with a paved terrace, perfect for al fresco entertaining. The garden is well-screened by mature trees, providing a good degree of seclusion.

DOUBLE GARAGE

Up and over doors, power and lighting connected, window to the side aspect and part-glazed personal door to the rear garden.

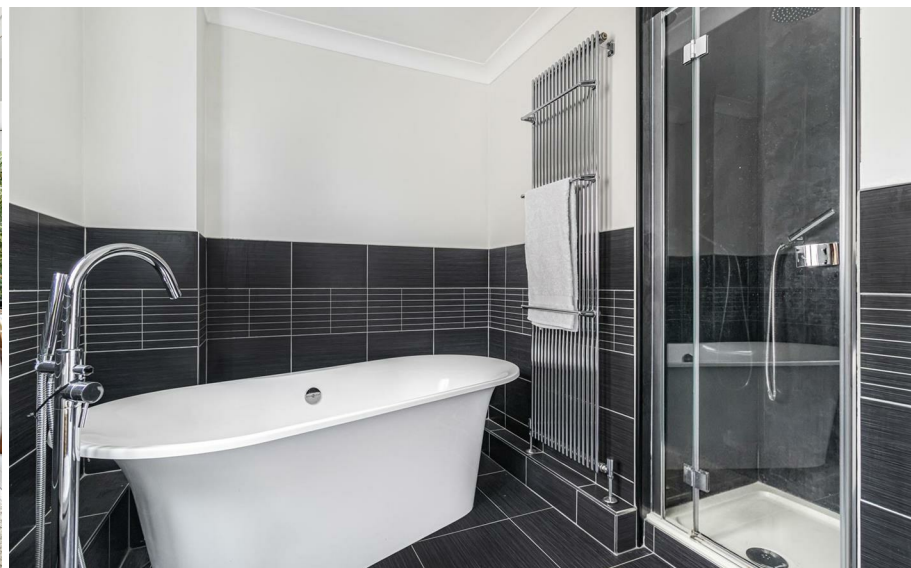
AGENT'S NOTE

There is an Estate Management Charge of £200 p.a.

VIEWINGS

By appointment through the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £810,000
 Tenure - Freehold
 Council Tax Band - G
 Local Authority - Uttlesford

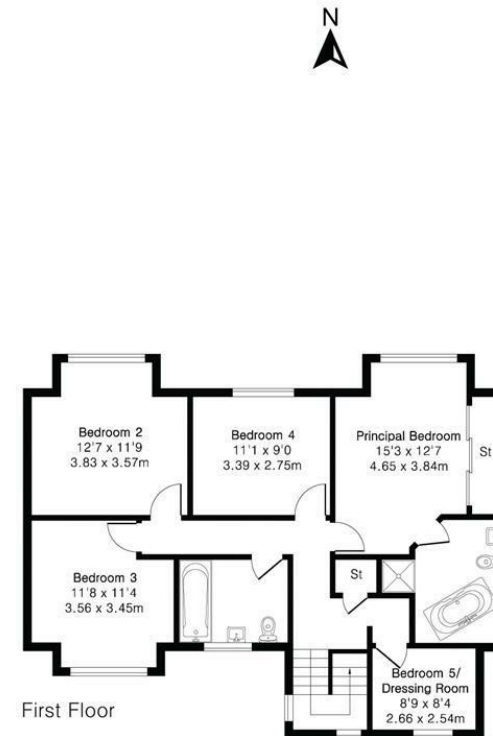
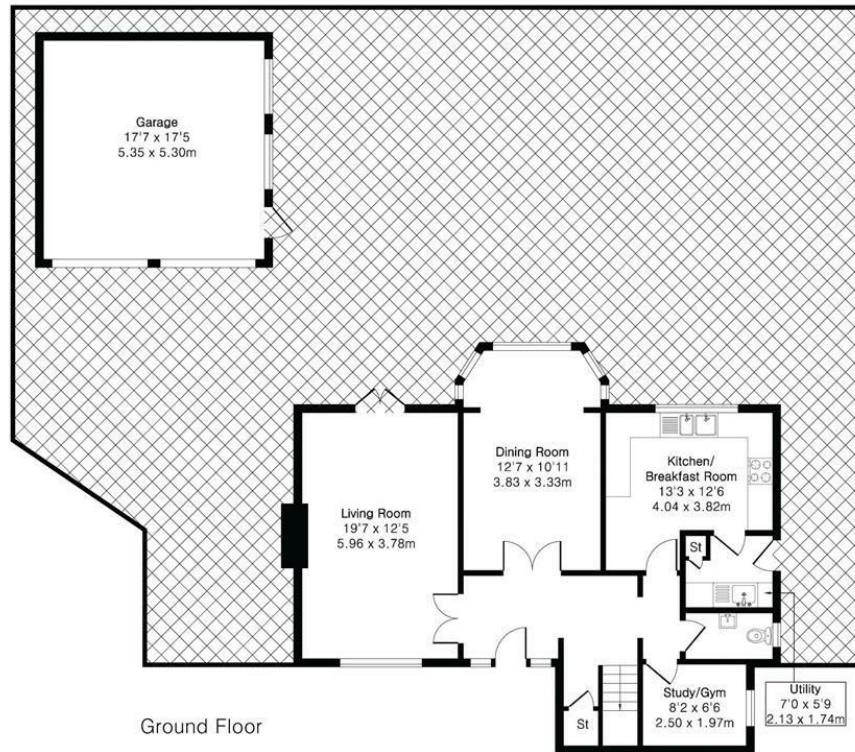


**Approximate Gross Internal Area 1769 sq ft - 164 sq m
(Excluding Garage)**

Ground Floor Area 882 sq ft – 82 sq m

First Floor Area 887 sq ft – 82 sq m

Garage Area 305 sq ft – 28 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>.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | cheffins.co.uk

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.

