



25 Cherry Garden Lane, Newport
CB11 3QA



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

25 Cherry Garden Lane

Newport | Essex | CB11 3QA

Guide Price £350,000

- A superb three-bedroom mid terraced property
- Popular village location with mainline train station
- Kitchen and open plan dining room
- Two double bedrooms and third good sized room
- Enclosed rear garden
- Garage and off-street parking

The Property

An attractive three-bedroom home offering well-proportioned accommodation arranged over two floors, featuring a newly refurbished, open-plan kitchen / Dining area. The property also benefits from a garden, garage, and off-road parking, ideally situated in a desirable village location close to local amenities and excellent transport links.

The Setting

Situated on a quiet residential road in the attractive village of Newport, Essex, Cherry Garden Lane offers a superb blend of village charm and commuter convenience. Local amenities are well catered for in the village, with independent shops, a post office, pubs and cafés within easy walking distance. Education is covered via the well-regarded Newport Primary School and the comprehensive Joyce Frankland Academy, making it ideal for families. For commuters, the village benefits from its own mainline station, offering direct services to London Liverpool Street and Cambridge. Road links are strong too, with the nearby M11 and A11 providing quick access north and south. Overall, Cherry Garden Lane presents an appealing option for buyers seeking a peaceful village setting with excellent schooling and connectivity.

The Accommodation

The ground floor opens into a bright and spacious sitting room featuring attractive wood-effect flooring, dual front-facing windows, and a built-in recessed television display with display shelving below. Off the living space, an archway seamlessly leads into an extended, open-plan kitchen and dining area created by the removal of the dividing wall, offering a light-filled setting with French doors opening onto the rear garden. The stylishly fitted kitchen is arranged in a modern U-shape, equipped with sleek white cabinetry, butcher-block wood worktops, a black subway tile backsplash, a range-style cooker with an extractor hood, integrated appliances, and a window providing pleasant garden views.





The first-floor landing provides access to three bedrooms and a family bathroom. The principal double bedroom benefits from dual-aspect windows, ample space for free-standing furniture, and built-in double-louvered wardrobes with overhead storage. A second spacious double bedroom is positioned over the rear aspect, while a versatile third single bedroom sits to the front ideal as a nursery, home office, or child's room. Completing the accommodation is the family bathroom, which features neutral mosaic tiling, a pedestal wash hand basin, WC, and a curved shower bath with a glass screen and integrated shower overhead.

Outside

To the front, the property features a lawned garden bounded by wooden picket fencing, with a paved pathway leading directly to the main entrance door. At the rear sits a single brick garage alongside off-street parking space. A wooden pedestrian gate provides private access from the parking area into the fully enclosed rear garden, which is laid mainly to lawn with steppingstones, timber panel fencing, a small, paved patio area directly off the dining room French doors, and decorative trellis work against the garage wall.

Services

Mains electric, water and drainage are connected. Mains Gas fired central heating. Ultrafast broadband is available and mobile signal is likely.

Tenure – Freehold

Property Type – Mid-Terraced

Property Construction – Brick and Tile

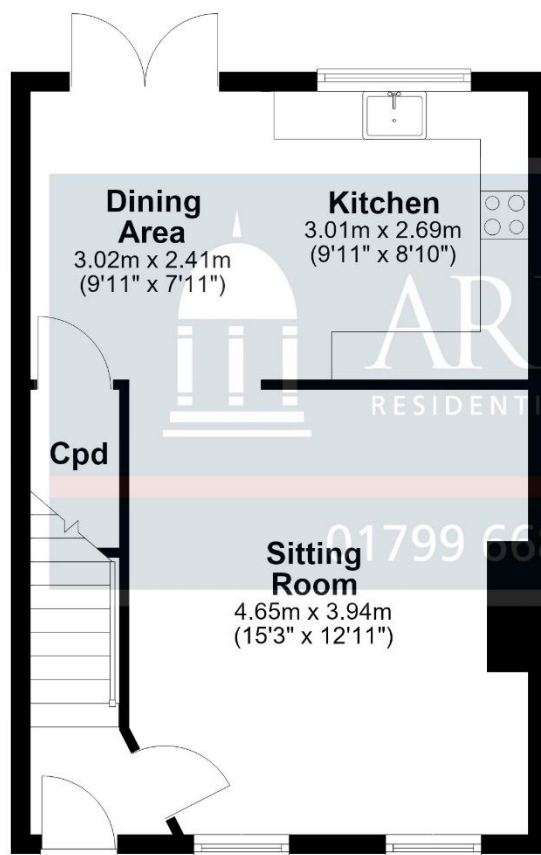
Local Authority – Uttlesford District Council

Council Tax – C



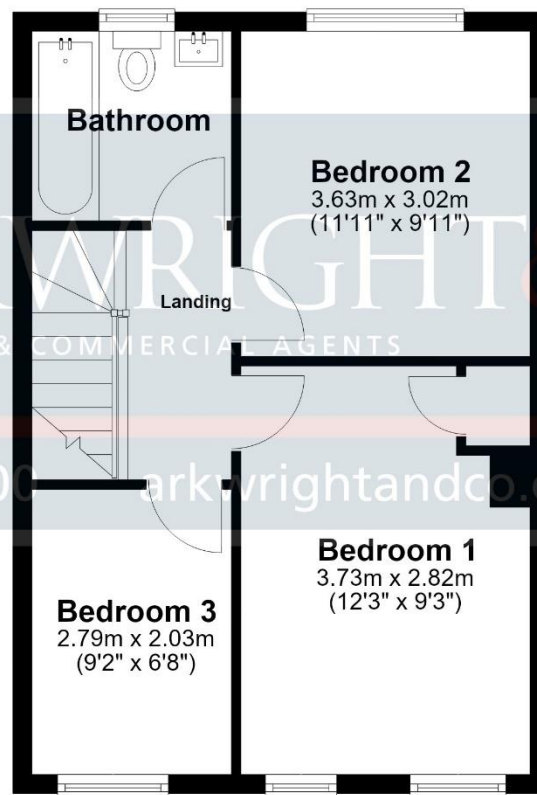
Ground Floor

Approx. 40.4 sq. metres (435.0 sq. feet)



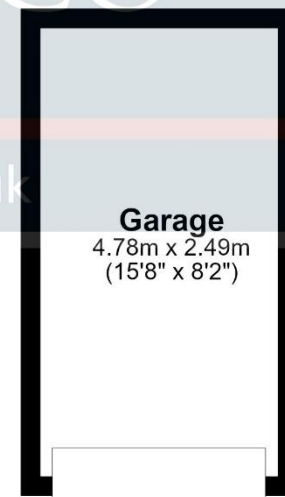
First Floor

Approx. 38.2 sq. metres (411.4 sq. feet)



Outbuilding

Approx. 11.9 sq. metres (127.9 sq. feet)



Total area: approx. 90.5 sq. metres (974.3 sq. feet)

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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