



Meadowsweet Way, Newport, CB11 3ZD

CHEFFINS

Meadowsweet Way

Newport,
CB11 3ZD

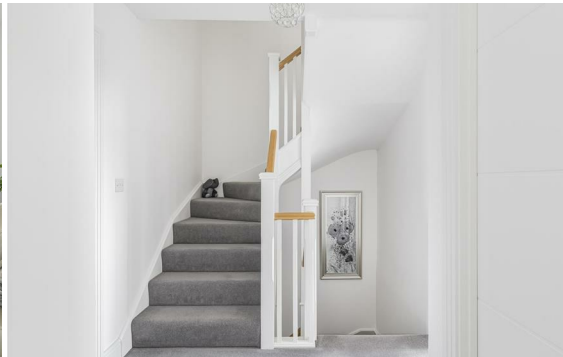
5 3 2

Guide Price £800,000

- Immaculate & beautifully presented
- Five bedrooms
- Principal bedroom with ensuite
- Landscaped garden
- Double detached garage
- Far reaching countryside views

An immaculate and beautifully presented three storey detached residence providing stunning accommodation over three floors together with a freshly landscaped rear garden giving an al fresco entertaining space, large driveway, detached double garage and views of adjoining countryside.





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 with glazed panel above, built-in storage cupboard and staircase rising to the first floor.

KITCHEN/BREAKFAST ROOM

A dual aspect room with window to the front aspect overlooking the street scene and a pair of glazed doors providing access onto the terrace and garden beyond. The kitchen is fitted with base and eye level units with silestone worktop together with a central island, twin bowl sink unit, integrated washer/dryer, dishwasher, oven, grill, gas hob and fridge freezer.

DINING ROOM/SNUG

A multi purpose room with window to the front aspect and bay window to the side, both providing a good degree of natural light and built-in storage cupboard.

SITTING ROOM

A well proportioned room with glazed double doors with adjoining full height double glazed panels providing views onto the terrace and garden beyond. Further window to the side aspect which affords the room a good degree of natural light.

CLOAKROOM

Comprising WC with hidden cistern, wash basin and heated towel rail.

FIRST FLOOR

LANDING

A staircase rising to the second floor and airing cupboard housing the pressurised hot water cylinder.

BEDROOM 2

A dual aspect room with windows to the rear and side aspects with pleasant views of the garden and adjoining farmland, together with a pair of built in wardrobes.

EN SUITE

Comprising a large shower enclosure, WC with hidden cistern, vanity wash basin and heated towel rail.

BEDROOM 3

Window to the front aspect.

BEDROOM 4

A dual aspect room with windows to the front and side aspects.

BEDROOM 5

A window to the front aspect.

BATHROOM

Comprising bath with shower attachment, WC with hidden cistern, vanity wash basin, heated towel rail and obscure window.

SECOND FLOOR

LANDING

Built-in wardrobe, door to:-

BEDROOM 1

A window to the front aspect and Velux window to the rear, built-in wardrobes. Door to:-

EN SUITE

Comprising large shower enclosure with shower attachment, WC with hidden cistern, vanity wash basin, heated towel rail and obscure window.

OUTSIDE

To the side of the property is a block paved driveway providing extensive parking, in turn leading to the oversized garage. The front garden has been professionally landscaped with slate paved path and low maintenance gravel with planting. Adjoining the rear of the property is a large paved terrace and pathway leading to the garage and rear garden. A further sunken terrace with outdoor lighting and surrounded by well-stocked beds provides an ideal space for al fresco entertaining. The garden is mainly laid to lawn with a number of planted trees and shrubs, close board fencing and views of the countryside beyond.

DETACHED DOUBLE GARAGE

Access is via a remote electric roller shutter door with power and lighting connected, potential for eaves storage space and glazed personal door to the side. The garage also offers huge scope for full or partial conversion into a home office/gym or garden studio dependent upon needs and relevant planning and approval.

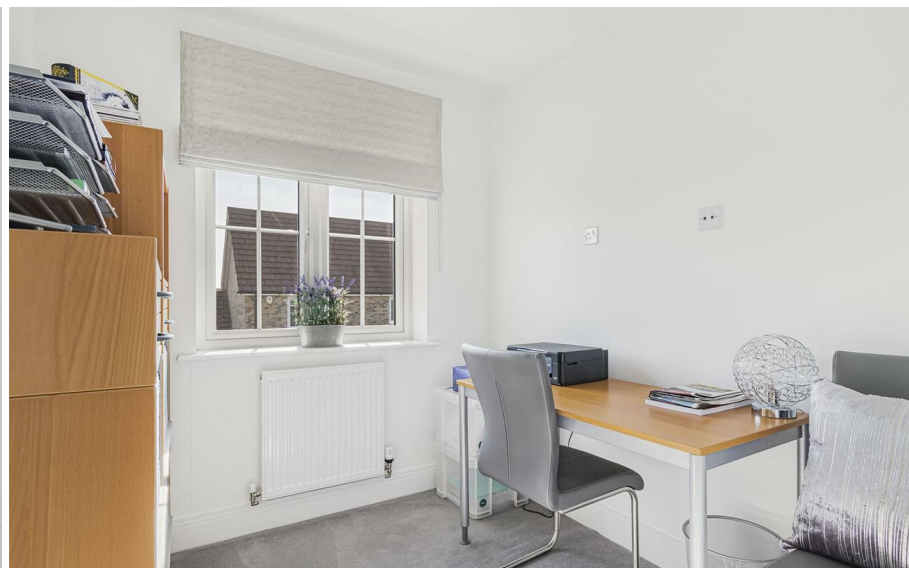
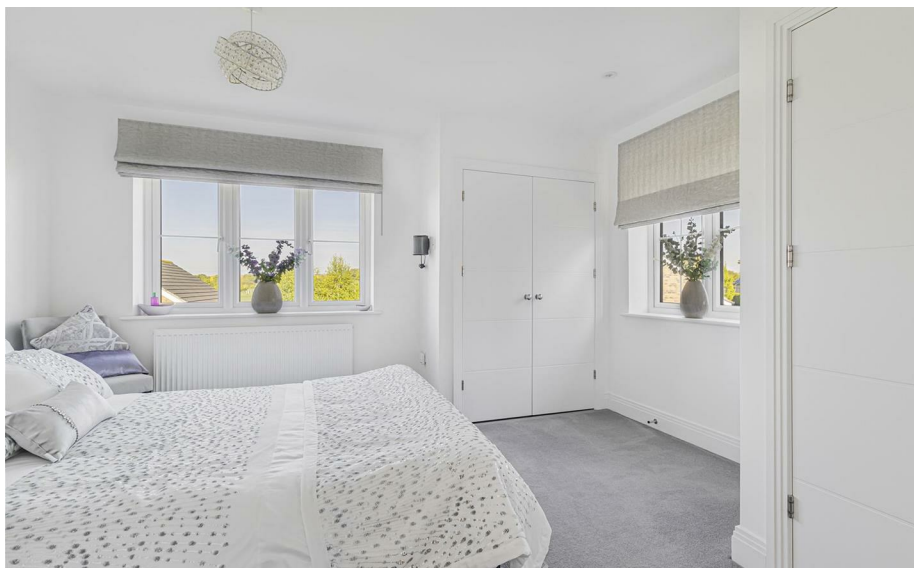
ESTATE CHARGE


There is an annual estate management charge of £388.

VIEWINGS

By appointment through the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £800,000
 Tenure – Freehold
 Council Tax Band – F
 Local Authority – Uttlesford





Approximate Gross Internal Area 1702 sq ft - 159 sq m

Ground Floor Area 685 sq ft – 64 sq m

First Floor Area 667 sq ft – 62 sq m

Second Floor Area 350 sq ft – 33 sq m

Garage Area 469 sq ft – 44 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.

