



175 Cherry Garden Lane, Newport
CB11 3QW



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175 Cherry Garden Lane

Newport | Saffron Walden | CB11 3QW

Guide Price £350,000

- Well-presented three-bedroom family home
- Impressive 21'10" open-plan living/dining room
- Versatile home office/playroom with French doors to the garden
- Modern fitted kitchen with direct garden access
- Enclosed garden, driveway parking & garage
- Popular Newport location with mainline station and village amenities within easy reach

The Property

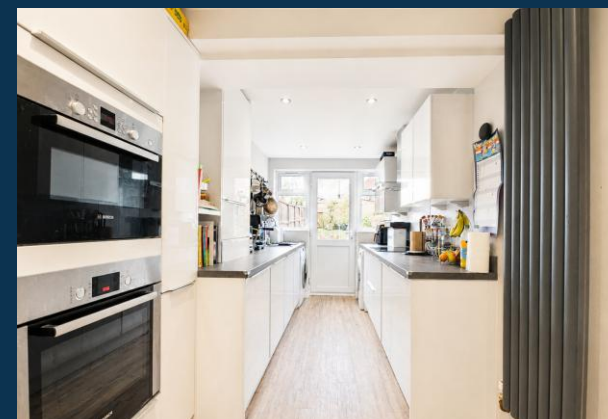
Positioned within the popular and well-connected village of Newport, 175 Cherry Garden Lane is a well-presented three-bedroom home offering generous and adaptable accommodation, together with driveway parking, a garage and an enclosed rear garden. With Newport's mainline railway station and excellent village amenities within easy reach, the property is particularly well suited to families, commuters and those looking for flexible space to work from home.

The Setting

Newport is a highly regarded and well-connected village in north-west Essex, combining a strong sense of community with excellent everyday amenities and particularly convenient transport links. Surrounded by attractive countryside yet within easy reach of Saffron Walden, Cambridge and Bishop's Stortford, the village has become an increasingly popular choice for families and commuters alike. The village offers a good range of day-to-day facilities, including a convenience store, public houses, cafés, a pharmacy, doctors' surgery and various independent businesses, together with recreational facilities and an active local community. Families are particularly well served by Newport Primary School and the highly regarded Joyce Frankland Academy, while a wider selection of state and independent schooling can be found throughout the surrounding area. One of Newport's principal attractions is its mainline railway station, providing direct services towards London Liverpool Street and Cambridge, making the village especially convenient for those travelling regularly into the capital or the city. Road connections are equally accessible, with the M11 within easy reach, providing links south towards London and Stansted Airport and north towards Cambridge. The historic market town of Saffron Walden lies approximately 3 miles away and provides a comprehensive range of shopping, leisure and cultural amenities, centred around its attractive Market Square and historic town centre. Cambridge and Bishop's Stortford are also readily accessible for a broader choice of shopping, dining and recreational facilities.

The Accommodation,

The accommodation opens into an impressively proportioned open-plan living and dining room, extending to approximately 21'10" x 15'7". Light and spacious, the room provides plenty of space for both comfortable seating and a substantial dining table, creating a relaxed and sociable setting for everyday family life. A staircase rises from here to the first floor.





To the rear of the house is a contemporary galley-style kitchen, fitted with a range of high-gloss wall and base cabinetry complemented by work surfaces, integrated cooking appliances and provision for further appliances. A door provides direct access to the rear garden. Also overlooking the garden is a versatile additional reception room, currently arranged as a home office. French doors open directly outside, bringing plenty of natural light into the room and providing an easy connection with the garden. While ideally suited to home working, the space could equally serve as a playroom, snug or hobby room, depending upon individual requirements.

The first floor is arranged around a central landing and provides three bedrooms, comprising two comfortable doubles and a smaller third bedroom, which would work particularly well as a child's bedroom, nursery or additional study. The bedrooms are served by a family bathroom fitted with a three-piece suite, including a bath with shower over.

Outside

To the front, the property benefits from driveway parking, while a separate garage en-bloc provides additional parking or valuable storage. The enclosed rear garden is arranged over two levels, creating a practical and easily managed outside space. Areas of lawn are complemented by paved pathways and space for outdoor seating and entertaining,



while useful garden storage completes the setting. Overall, the garden provides an attractive extension of the living accommodation and a pleasant space for both families and entertaining during the warmer months.

Services

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

Tenure – Freehold

Property Type – Terraced

Property Construction – Standard Construction

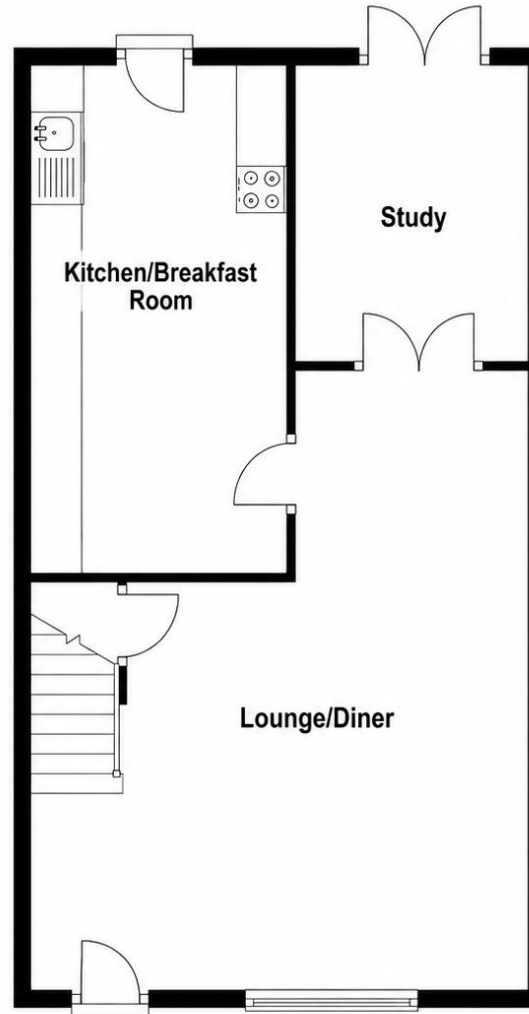
Local Authority – Uttlesford District Council

Council Tax – Band C



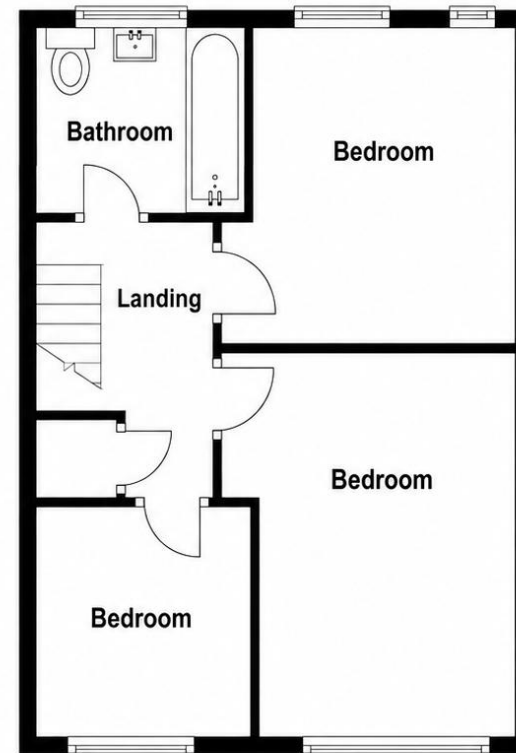
Ground Floor

Approx. 47.5 sq. metres (511.7 sq. feet)



First Floor

Approx. 32.0 sq. metres (344.6 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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