

55 Frambury Lane, Newport
CB11 3PU

ARKWRIGHT&CO
RESIDENTIAL & COMMERCIAL AGENTS

55 Frambury Lane

Newport | Saffron Walden | CB11 3PU

Guide Price £425,000

- Formal dining room, living room with log burner, sunroom, kitchen, cloakroom and separate utility
- Three bedrooms, including a principal with en-suite shower room
- Ample loft space with potential for development
- Lawned front garden enclosed tiered rear garden with patio, wooden pergola, and a greenhouse
- Substantial wooden workshop/storage area at the back of the garden
- Offroad parking at rear of property







The Property

This spacious home offers well-proportioned accommodation over two floors, featuring a dual-aspect living room with log-burning stove, formal dining room, modern kitchen with granite worktops, separate utility, and a light-filled sunroom. Upstairs provides three bedrooms and family bathroom including a principal room with en-suite shower.

The Setting

Situated along Frambury Lane in the highly sought-after village of Newport, the property benefits from a premier position combining countryside charm with excellent everyday convenience. The village provides a vibrant local community catered to by a fine selection of amenities including a convenience store, village post office, traditional public houses, a doctor's surgery, and highly regarded schooling such as Newport Primary School and the renowned Joyce Frankland Academy. Commuters are exceptionally well served by Newport Main line Railway Station, which is situated within easy walking distance and provides direct rail links to London and Cambridge. Furthermore, the historic market town of Saffron Walden lies just 3 miles to the north offering an expanded array of boutique shops, restaurants, and leisure facilities, while road links via the A11 and M11 and London Stansted Airport are all easily accessible for broader travel.

The Accommodation

The property is entered via a welcoming entrance hallway featuring traditional tiled flooring, radiator cover detailing, under-stairs storage, and a convenient ground floor cloakroom/WC. To the front sits a dedicated formal dining room centered around a bright window, while an inner archway opens through to the spacious living room, which forms the heart of the home with its cosy log-burning stove set on a polished hearth and attractive timber interior doors.







Completing the ground floor is a well-appointed kitchen boasting rich wood-finish wall and base cabinetry, polished granite worktops and matching upstands, a five-ring gas hob with a stainless-steel extractor hood above, double oven, underfloor heating and a door leads directly into a light-filled conservatory/sunroom with heated Indian slate tiling and views out over the rear garden. This space is further complemented by an adjoining utility room with external side access.

Ascending to the first floor, a central landing connects three well-proportioned bedrooms and the family bathroom. The principal bedroom benefits from its own private en-suite shower room. Across the hall, Bedroom two is a generous double room situated at the front, equipped with useful built-in storage cupboards. To the rear sits Bedroom three, offering good proportions for a bedroom or home office, conveniently positioned alongside the main family bathroom, which features a white three-piece suite and over bath shower.

Outside

To the front, the property is set back behind a low hedgerow and a neat lawned garden with a paved path leading to the covered entrance porch and side access. Directly to the rear of the house sits a paved patio area ideal for outdoor seating, complete with a charming wooden pergola, established climber, and steps leading up from the conservatory. The garden opens onto a level lawn featuring a greenhouse, mature planting, and timber lap fencing along the boundaries. At the far end, steps and a gated boundary lead to a concrete hardstanding area housing a substantial wooden workshop and parking space.

Services

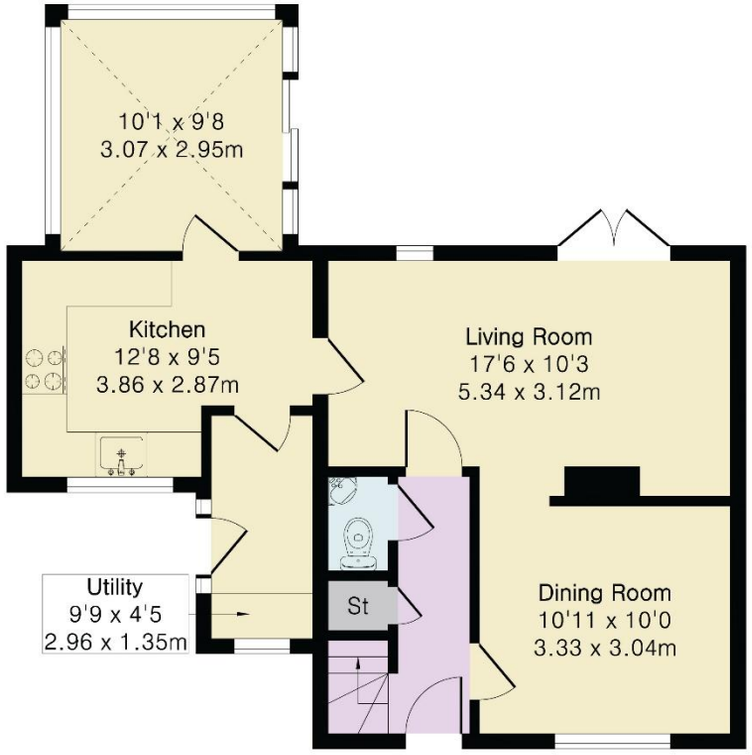
Mains electric, water and drainage are connected. Mains Gas and underfloor heating. Ultrafast broadband is available and mobile signal is likely.

Tenure – Freehold
Property Type –Semi Detached
Property Construction – Brick and Tile
Local Authority – Uttlesford District Council
Council Tax– D

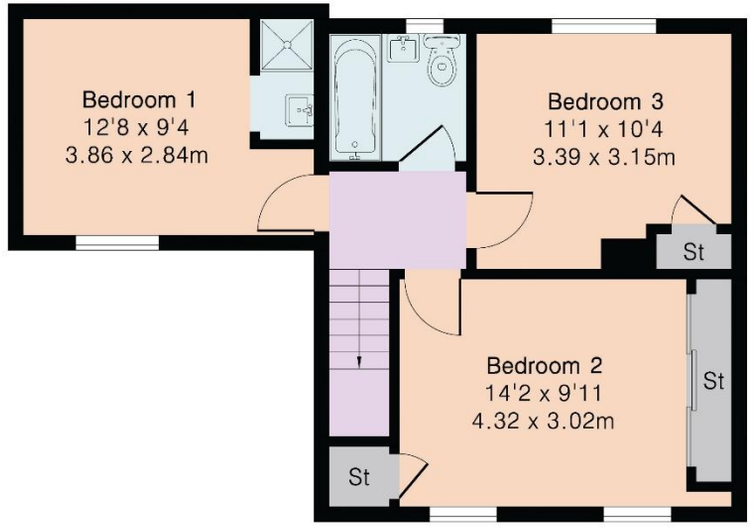


Approximate Gross Internal Area 1108 sq ft - 103 sq m
(Excluding Outbuilding)

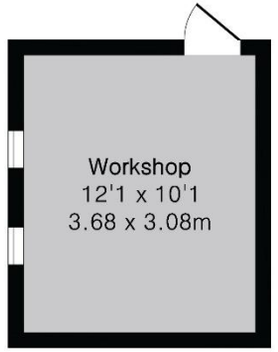
Ground Floor Area 623 sq ft – 58 sq m
First Floor Area 485 sq ft – 45 sq m
Outbuilding Area 122 sq ft – 11 sq m



Ground Floor



First Floor



Outbuilding

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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