



Barnard Close, Newport, CB11 3QE



## Barnard Close

Newport,  
CB11 3QE

- Extended four bedroom home
- Kitchen/diner
- Self contained Annex
- 0.4 of a mile to Newport station
- Ample off street parking
- Private rear garden

A spacious four-bedroom home set in a sought-after residential cul-de-sac. The property features bright, well-presented living space, ample off-street parking, a self-contained annex, and a private rear garden.

4 2 3

**Guide Price £500,000**





## 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

### KITCHEN

Entrance door and stairs rising to the first floor. Fitted with base and eye level units with worktop space over, stainless steel sink unit with mixer tap, induction hob with overhead extractor, electric oven, slimline dishwasher, integrated fridge and freezer, central island with breakfast bar, understairs cupboard with space and plumbing for washing machine, opening into:-

### DINING ROOM

Two lightwells provide a good degree of natural lighting and glazed sliding doors accessing the rear garden.

### LIVING ROOM

Windows to the front aspect and feature wall.

### ANNEX

### ENTRANCE HALL

Entrance door, built-in storage cupboard/coats cupboard and a lightwell providing natural lighting, and doors to adjoining rooms.

### KITCHEN/LOUNGE

Fitted with base and eye level units with worktop space over, sink unit, space and plumbing for a washing machine, integrated fridge freezer and glazed French doors to the rear.

## SHOWER ROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC, shower unit and heated towel rail, Velux window.

### BEDROOM 1

Window to the front aspect.

## FIRST FLOOR

### LANDING

Doors to adjoining rooms.

### BEDROOM

Window to the front aspect, door to staircase fitted with storage units and steps leading to converted loft space/dressing room

### BEDROOM 4/DRESSING ROOM

Velux window providing a good degree of natural lighting and fitted shelving.

### BEDROOM 2

Window to the rear aspect.

### BATHROOM

Comprising panel bath with overhead shower attachment, low level WC, wash basin with vanity basin beneath, heated towel rail and obscure glazed window to the rear aspect.

### BEDROOM 3

Window to the front aspect.

## BEDROOM

Window to the front aspect.

## OUTSIDE

A driveway provides off-street parking for several vehicles and to the rear a sandstone terrace area providing a perfect area for al fresco entertaining and stepping up to a garden predominately laid to lawn with gated access to the rear.

## VIEWINGS

By appointment through the Agents.



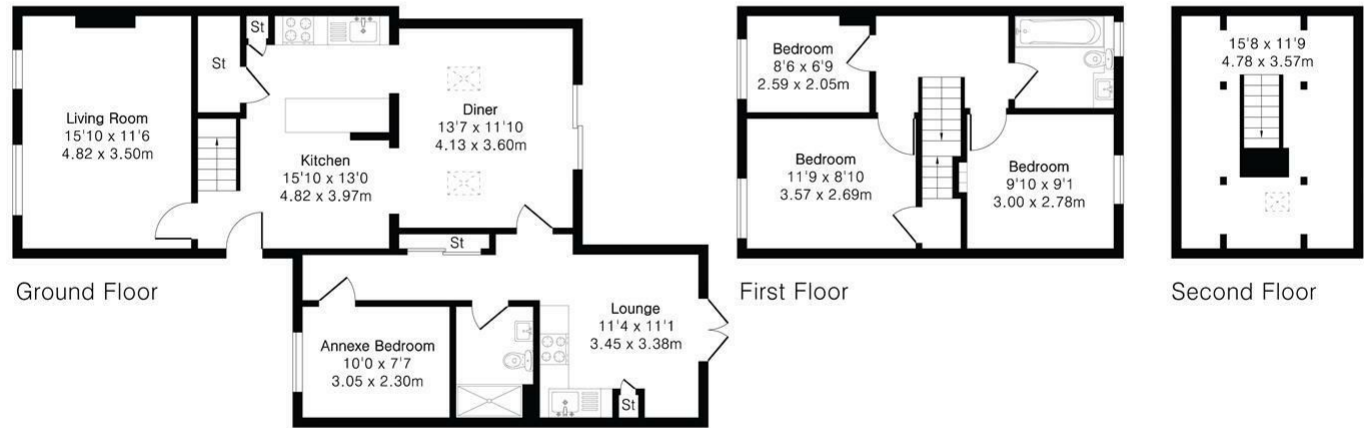


**Approximate Gross Internal Area 1464 sq ft - 136 sq m**

Ground Floor Area 886 sq ft – 82 sq m

First Floor Area 394 sq ft – 37 sq m

Second Floor Area 184 sq ft – 17 sq m



| Energy Efficiency Rating                    |                         |
|---|-------------------------|
| Current                                     | Potential               |
| Very energy efficient - lower running costs |                         |
| (92 plus) <b>A</b>                          | <b>85</b>               |
| (81-91) <b>B</b>                            |                         |
| (69-80) <b>C</b>                            |                         |
| (55-68) <b>D</b>                            |                         |
| (39-54) <b>E</b>                            |                         |
| (21-38) <b>F</b>                            |                         |
| (1-20) <b>G</b>                             |                         |
| Not energy efficient - higher running costs |                         |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |

Guide Price £500,000

Tenure - Freehold

Council Tax Band - D

Local Authority - Uttlesford

[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>.



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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.