



**ARKWRIGHT&CO**  
RESIDENTIAL & COMMERCIAL AGENTS



**11 Granta Mead Close**  
Newport | Essex | CB11 3HZ  
**Guide Price: £550,000**



**A beautifully presented and well-appointed 4-bedroom family home, occupying a pleasant and prime position tucked away in the corner of this exclusive residential development, ideally located in the well-served village of Newport.**

## ACCOMMODATION

11 Granta Mead is a beautifully presented and well-appointed 4 bedroom detached family home forming part of this exclusive development built by Bloor Homes in 2016 and occupying a prominent position with ample off-road parking and a good-sized garden. The property is ideally located on the edge of the popular and well served village of Newport, where there are 2 good schools, a range of shops, pubs, services, and a station with frequent direct rail links to London and Cambridge. In addition, the beautiful medieval town of Saffron Walden, with its unspoilt historic houses and thriving market, is just 5-minute drive away. In detail, the accommodation comprises: -

### ON THE GROUND FLOOR

#### ENTRANCE

Spacious entrance hall, with two entrance doors to the front and side of the property. With stairs rising to the first floor, built in storage underneath, good sized cloakroom, and doors leading to the adjoining rooms. With attractive Karndean flooring throughout.

#### SITTING/DINING ROOM

The sitting/dining area is a large room filled with natural light, with full length windows to the rear aspect and French doors leading to the rear garden and terrace area. With attractive Karndean flooring throughout.

#### KITCHEN

The modern kitchen is extremely well-appointed, fitted with a matching range of base and eye level units with complimentary worksurface over, incorporating a sink and drainer unit, and integrated appliances, including eye level electric oven, dishwasher, induction hob with extractor hood over, fridge freezer, and space and plumbing for washing machine. With tiled flooring, undercounter lighting and window to the front aspect.

#### CLOAKROOM

Good sized suite comprising of low-level wc and wash hand basin. With tiled flooring.

### ON THE FIRST FLOOR

#### LANDING AREA

A bright and spacious landing area filled with natural light and with doors to the adjoining rooms.

#### BEDROOM ONE

Stunning principal room with built-in mirrored wardrobes, window to the front aspect, and door to the en suite shower room.

#### EN SUITE SHOWER ROOM

Modern suite comprising fully tiled corner shower enclosure, low level wc, wash hand basin, ladder radiator, part-tiled walls, and tiled flooring.

#### BEDROOM TWO

Good sized double with carpeted flooring and window to the rear aspect overlooking the garden.

## FEATURES

- Stunning 4-bedroom detached family home finished to a high level of specification.
- Beautiful principal bedroom with en suite shower room.
- 3 further double bedrooms and family bathroom.
- Spacious ground floor living space, including open plan living / dining room with French doors to the rear terrace.
- Good sized plot with front and rear gardens and ample off-road parking.
- Village location within walking distance of amenities, primary and secondary schools. And just a 10-minute walk from the mainline station with frequent and direct services into London and Cambridge.

## BEDROOM THREE

Good sized double with carpeted flooring and window to the rear aspect overlooking the garden.

## FAMILY BATHROOM

Modern suite comprising large fully tiled shower enclosure, panelled bath unit, low level wc, wash hand basin, ladder radiator, part-tiled walls, tiled flooring, and obscured window to the rear aspect.

## BEDROOM FOUR

Good sized double with carpeted flooring and window to the front aspect.

## OUTSIDE

The property sits in a pleasant position in the corner of this attractive residential development. There is a small garden to the front with a driveway to one side providing off-street parking for several vehicles. The rear garden is beautifully maintained, laid mainly to lawn with paved seating area, perfect for al fresco dining and entertaining.

## LOCATION

The popular village of Newport offers good facilities including a church, two public houses, newsagent/general store, a garden nursery, and a bakery. For the commuter there is a mainline station providing a regular service to London's Liverpool Street (in about 1 hour). Alternatively, by road the M11 is accessed at Bishop's Stortford Junction 9 to London or going north the M11/A14 can be accessed at Duxford at Junction 10.

## SERVICES

All main services are connected.

## EPC RATING

BAND B

## COUNCIL TAX

BAND E



Ground Floor



First Floor

 ARKWRIGHT&CO

### Granta Mead Close

Approximate Gross Internal Floor Area : 105.80 sq m / 1138.82 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs and floor plans are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.



