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1 The Spinney, London Road, Newport, Saffron Walden, CB11 3PP

An impressive four bedroom detached residence tucked away in a popular residential location, conveniently located for the railway station. The property offers bright and well-appointed living accommodation, together with a secluded south facing garden and ample off street parking. No upward chain.

Guide Price £600,000

- Three reception rooms
- Refitted kitchen
- Walking distance to a mainline station
- Four bedrooms
- En suite to master
- South facing garden
- No upward chain

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.

ACCOMMODATION with approximate room sizes.

GROUND FLOOR

ENTRANCE HALL

8' 7" x 8' 1" (2.64m x 2.48m)

Glazed entrance door, windows to the front aspect and doors to adjoining rooms.



UTILITY AREA

6' 8" x 4' 0" (2.05m x 1.24m)

Door to:

CLOAKROOM

Comprising ceramic wash basin with vanity cupboard beneath, low level WC and window to the rear aspect.

DINING ROOM

14' 2" x 15' 4" (4.32m x 4.69m) max (L-shaped)

Double glazed windows to the rear aspect, feature fireplace, electric underfloor heating, door to inner hallway and opening to:

KITCHEN

10' 4" x 8' 9" (3.15m x 2.68m)

Recently refitted with a Goddards kitchen comprising base and eye level units, Neff four ring induction hob with extractor hood over, stainless steel sink, Neff combi-microwave and electric oven, full height fridge and freezer and double glazed French doors opening to the side garden.

INNER HALLWAY

18' 7" x 3' 5" (5.67m x 1.06m)

Staircase rising to the first floor, double glazed bay windows to the side aspect and doors to adjoining rooms.

SITTING ROOM

16' 11" x 12' 0" (5.16m x 3.67m)

Double glazed bay window to the side aspect.

FAMILY ROOM

16' 6" x 9' 10" (5.03m x 3m)

Double glazed bay windows to the side and front aspects and double glazed French doors opening to the garden.

FIRST FLOOR

LANDING

Doors to adjoining rooms.

BEDROOM 1

13' 11" x 9' 5" (4.26m x 2.88m)

Dressing area with integrated wardrobes, Velux window to the side aspect and feature arched window to the front aspect. Door to:

EN SUITE

Comprising pedestal wash basin, low level WC and shower enclosure.

BEDROOM 2

14' 2" x 10' 11" (4.34m x 3.33m)

Double glazed window to the front aspect and access to the loft space.

BEDROOM 3

11' 6" x 8' 9" (3.51m x 2.67m)

Integrated wardrobes and Velux window to the side aspect.

BEDROOM 4

9' 1" x 7' 4" (2.77m x 2.24m)

Velux window to the side aspect.

BATHROOM

7' 4" x 6' 2" (2.25m x 1.88m)

Suite comprising pedestal wash basin, low level WC, panelled bath with shower over and door to airing cupboard. Double glazed window to the side aspect.



OUTSIDE

The property has a gravelled driveway providing off-street parking for several vehicles with gated access to the west facing garden which is predominantly laid to lawn with a number of raised beds, paved terrace for al fresco entertaining and a raised rockery to the side.

CYCLE STORE

9' 10" x 3' 5" (3.01m x 1.05m)

Part glazed door, power and lighting connected. Also housing the gas fired boiler.

PLANNING PERMISSION

The property has approved planning permission for the erection of a two bay cart lodge. Full details can be found on the Uttlesford District Council planning website under reference UTT/18/2270/HHF.

VIEWINGS

Strictly by appointment with the Agents.





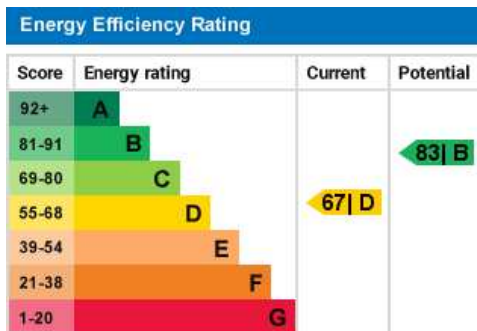




Approx gross internal floor area 146 sqm (1575 sqft)
Not to scale, for guidance purposes only

Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings.



Council Tax Band: F

Special Notes

- As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
- No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
- Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
- Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
- All dimensions are approximate and floor plans are for general guidance and are not to scale.
- Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.
If there is any point, which is of particular importance please ask us or seek professional verification.
- These Sales Particulars do not constitute a contract or part of a contract.