



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS



3 Newport Road
Saffron Walden | Essex | CB11 4BS
Guide Price: £650,000



A superb, five-bedroom, semi-detached family home, extended by the current owners. Ideally located just a short walk from the town centre and catchment area for Saffron Walden County High.

ACCOMMODATION

3 Newport Road is a semi-detached family home, which has been extended by the current owners to create spacious and flexible living accommodation. The property occupies a highly regarded residential location, ideally situated for ease of access to Saffron Walden town centre and the County High School. In details the property comprises;

ENTRANCE HALL

A light and spacious hallway with stairs to first floor landing, built in storage and doors to:

KITCHEN/BREAKFAST ROOM;

Fitted with a matching range of base and eye level units with worktop space over, incorporated sink unit and dual energy range master. There is space and plumbing for dishwasher, washing machine, tumble dryer and fridge freezer. There is a large window to rear aspect and doors leading to the rear garden.

SITTING ROOM

A light and airy, dual aspect space with a feature fireplace and mantle over.

FAMILY ROOM

A good size room with window to front aspect and radiator.

BATHROOM

A three-piece bathroom suite comprising P shaped bath with shower attachment over, W.C, hand wash basin and radiator.

LANDING

Galleried landing with access to part boarded loft space, airing cupboard, W.C and hand wash basin, doors leading to;

BEDROOM 1

A large, double bedroom with windows to front aspect and fitted range of wardrobes. Door leading to

EN-SUITE BATHROOM

Suite comprising shower cubicle, W.C and vanity wash basin.

BEDROOM 2

A double bedroom with window to rear aspect and radiator.

BEDROOM 3

A double bedroom with window to rear aspect and radiator.

BEDROOM 4

A double bedroom with window to front aspect with bay window and radiator.

BEDROOM 5

A generous size room with window to rear aspect and

radiator.

FEATURES

- Superb 5-bedroom, semi-detached family home in excess of 1600 sqft
- Spacious principal bedroom with en suite bathroom.
- 4 further good size bedrooms and family bathroom.
- Spacious ground floor living space, including a rear aspect living room and open planned kitchen/breakfast room with patio doors to the rear garden
- Good size rear garden, ample off-road parking and integral garage.
- Situated in one of Saffron Walden's most sought-after locations and just a short walk from the town centre and the highly regarded County High School.

OUTSIDE

To the front of the property there is a driveway offering ample parking for several cars and a front garden with a hedge set behind a small retaining boundary wall. The integral garage has an up-and-over door and there is power and light connected. Gated access leads to the rear garden, which is fully enclosed and includes a lawn area with borders containing mature plants and shrubs. The extensive paved patio is ideal for summer dining.

LOCATION

Newport Road is ideally situated within easy reach of Saffron Walden town centre. Saffron Walden is a thriving market town with its magnificent St Mary's Parish Church, many fine period buildings and its tree-lined High Street and traditional Market Square. The town provides an impressive range of facilities, including a variety of shops and restaurants, together with excellent primary and secondary schools, including the renowned Academy Saffron Walden County High School. For the commuter the property is well placed for access to London, Cambridge and Stansted Airport, The M11 is 4 miles to the north and Audley End Station, within 2 miles, provides a regular service to London's Liverpool Street, in about an hour. The University City of Cambridge is about 15 miles to the north and offers extensive cultural and shopping facilities, together with an outstanding choice of schools for all ages.

SERVICES

All main services are connected.

EPC RATING: D



Total area: approx. 153.1 sq. metres (1648.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



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.



