



3 Willow Vale
Guide Price £ 650,000



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

3 Willow Vale

Newport | CB11 3DD

At a glance

- Detached, five-bedroom family home
- Good size kitchen/dining room with separate utility room
- Principal bedroom with ensuite and dressing area
- Separate bathroom and shower room
- Off road parking, rear garden and garage
- Village location
- EPC: C
- Council Tax Band: F

The Property

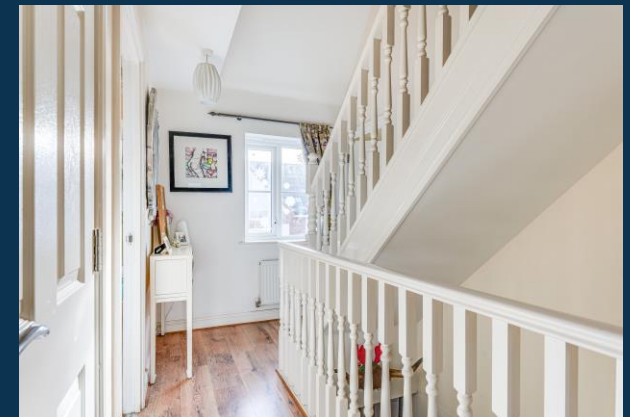
A spacious, detached, five-bedroom townhouse set in an attractive, private cul-de-sac within walking distance of the schools and amenities of this well-served village. The property provides well-proportioned and versatile accommodation, together with a private garden and single garage.

The Setting

The popular village of Newport offers good facilities including a church, two public houses, newsagent/general store, a garden nursery and a bakers. 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.

The Accommodation

A well-proportioned, detached family home, forming part of a small cul-de-sac in the popular village of Newport. The accommodation is arranged over 3 floors and comprises an entrance hall with under-stairs storage cupboard and cloakroom comprising W.C and wash hand basin. A door leads to the large sitting room with a recently fitted log burner and French doors to the rear garden. A good size room, currently utilized as





a study is located at the front of the house with double doors from the hallway and the large kitchen/dining room benefits from natural light from two Velux windows and French doors leading to the rear garden. The kitchen is fitted with a range of wall and base units incorporating a dishwasher and space for an American style fridge-freezer. There is space for a rangemaster. Adjacent is the utility room with side entrance door.

The first floor offers a principal bedroom with fitted wardrobes/dressing area and an en suite shower room, two further bedrooms with fitted wardrobes and a well-appointed family bathroom. The second-floor accommodation comprises 2 further, good size bedrooms and a shower room.

Outside

The property is approached via a tarmac driveway leading to the single garage with additional driveway parking for two vehicles. A side entrance gate leads through to the rear garden with a good size paved terrace ideal for outdoor entertaining. Steps lead up to a raised decked area.

Services

All services are connected.

Local Authority

Uttlesford District Council

Council Tax

F



Approximate Gross Internal Area
 172.50 sq m / 1856.77 sq ft
 (Excludes Garage)
 Garage Area 17.02 sq m / 183.20 sq ft



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

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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