



44 Wicken Road, Newport
CB11 3QG



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

44 Wicken Road

Newport | Saffron Walden | Essex | CB11 3QG

Guide Price £475,000

- Well-appointed, 3-bedroom property
- Positioned on a corner plot
- Good size, courtyard garden
- Attractive views over countryside
- High ceilings throughout
- Located in the heart of this well served village
- Walking Distance to mainline train station
- Well located for access to Cambridge, Bishops Stortford and London
- Available with no upward chain

The Property

An attractive and newly decorated, 3-bedroom property and former School House, occupying a good size corner plot and enjoying a pleasant position set in the heart of this well served village.

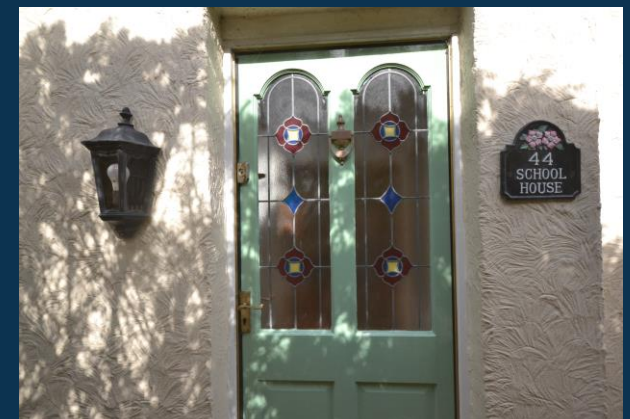
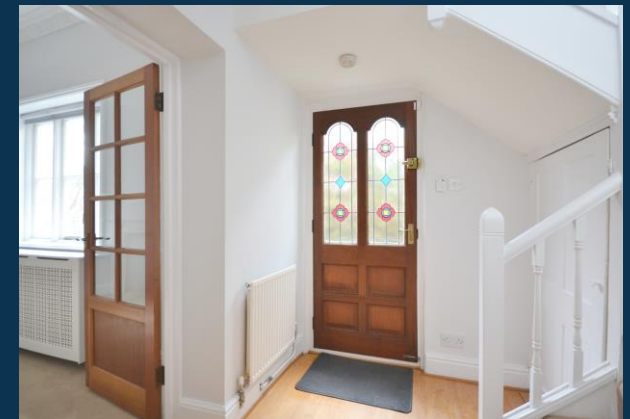
The Setting

Newport is an attractive, well served and much sought after village less than 4 miles south of the historic medieval market town of Saffron Walden, featured in the Sunday Times 2017 "Best Places to Live" selection. Newport village has a mainline station providing direct and frequent rail services to London Liverpool Street and central London (1 hour journey time) and Cambridge (24 minutes journey time). Rail stations at Audley end and Stansted Mountfitchet are also just a few minutes' drive away. In addition to excellent rail links, the village also benefits from regular bus services to a number of surrounding locations such as Saffron Walden and Bishops Stortford. Stansted airport is 8.6 miles away. The M11 can be accessed at Junction 8, Bishops Stortford, 10 miles away. In addition to great connections, the village also has a highly rated primary school, Newport Primary School and a successful secondary school, Joyce Frankland Academy. County High School in Saffron Walden is also within easy reach being just 3.5 miles away.

The Accommodation

The property is an attractive, 3-bedroom property and conversion of a former school, providing a wonderful light feeling with high ceilings throughout. The property provides well-appointed accommodation with a spacious layout, particularly on the ground floor and benefitting from attractive period features.

In detail the accommodation comprises on the ground floor of; a light and airy entrance hall with attractive front door with stainless glass panelling and stairs leading to the first floor with large window on the half landing. Doors from the Entrance hall lead to a good size sitting room with attractive fireplace (not currently in use), original picture rail and





glazed doors leading to a superb vaulted sun room, which benefits from a door providing access to a small private courtyard garden area.

Also accessed off the entrance hall is a generous dining room with window to the front aspect, attractive dado rail and double doors opening through to the kitchen. The kitchen is fitted with a matching range of base and eye level units with work surface over, incorporating a sink unit. Appliances include, a large gas range cooker, a Bosch dishwasher and a fridge/freezer. There is a side door that provides access to the side courtyard garden, as well as to a small outhouse where there is a washing machine.

On the first floor the property benefits from 3 generous bedrooms and bathroom all accessed off a light and airy landing.

Outside

The property is set back from the road and enclosed by high hedging giving the house a good degree of privacy. To the side of the property there is a small driveway providing parking for two cars, as well as a paved courtyard garden area enclosed by attractive picket fencing. There is further small, paved garden area which can be accessed from the



front Sunroom and via a pathway round the front of the property.

Services

All main services are connected.

Local Authority

Uttlesford District Council

EPC Rating

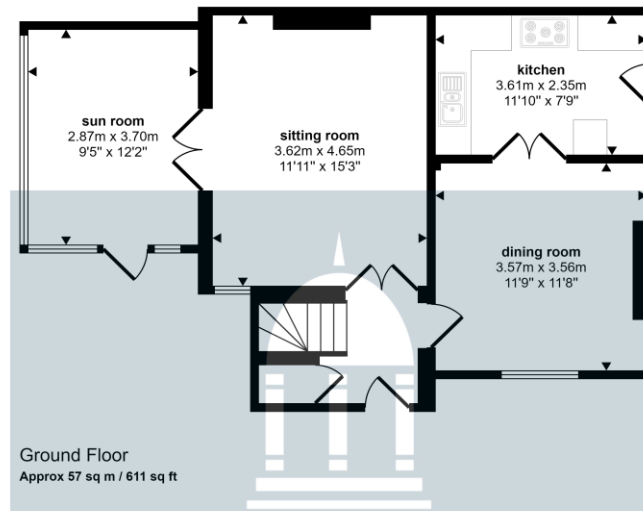
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Council Tax

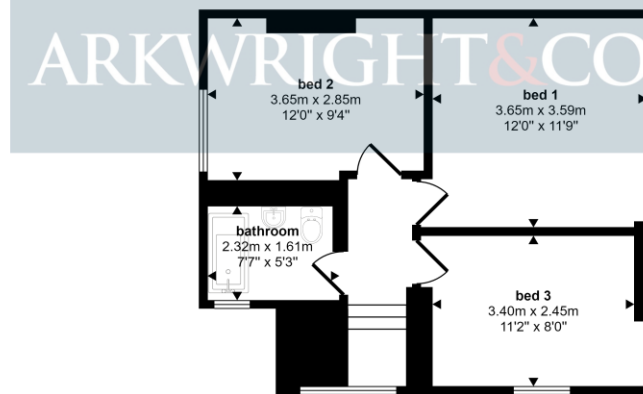
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Approx Gross Internal Area
102 sq m / 1095 sq ft



Ground Floor
Approx 57 sq m / 611 sq ft



First Floor
Approx 45 sq m / 484 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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01799 668600

51 High Street, Saffron Walden Essex, CB10 5AR
info@arkwrightandco.co.uk
www.arkwrightandco.co.uk



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