



5 Willow Vale, Newport  
CB11 3DD



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

# 5 Willow Vale

Newport | Essex | CB11 3DD

Guide Price £700,000 - £725,000

- An attractive, 5 bedroom, detached family home
- Popular residential development
- Accommodation over three floors, extending to 2350 sqft
- Located within easy reach of Newport's main centre, local amenities, nearby schooling and mainline station
- Principal bedroom & bedroom 2 include ensuite shower rooms
- Offered with no upward chain
- A generous, double carport
- EPC: C
- Good size, enclosed rear garden
- Council Tax Band: F

## The Property

A superb, detached, five-bedroom, three-bathroom, townhouse located in a 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 double bay cart lodge and is offered with no upward chain.

## 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 several 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.

## The Accommodation

In detail, the property comprises a good size, L-shaped reception hall where stairs rise to the first floor and a ground floor cloakroom with a W.C and wash hand basin. To the front of the property are two reception rooms, both with bay windows to the front aspect. One is currently utilised as a dining room and the other as study, either could serve a





variety of purposes. The spacious, triple aspect sitting room is filled with natural light and placed to the rear of the house with double doors opening to the garden.

The kitchen/breakfast room is a real hub of the home and has been fitted with a matching range of eye and base level units. Light wood units are complemented by dark worktops, integrated appliances include fridge-freezer, dishwasher, oven and gas hob with extractor fan above. There is space for a dining table and double doors lead out to the rear garden. The utility room is fitted with matching units with worksurface over and sink unit incorporated. There is space and plumbing for washing machine and tumble dryer, a personal door provides access to the outside.

The first-floor landing has a built-in storage cupboard and doors which lead to 4, generously proportioned bedrooms and family bathroom. Bedroom 1 is a large, triple aspect bedroom with a separate dressing area and ensuite comprising panelled bath, separate shower enclosure, low level WC, pedestal wash basin and heated towel rail. Bedrooms 3 & 5 are both good size rooms with windows to front aspect. Bedroom 4 is double bedroom with window



to rear aspect overlooking the garden. The family bathroom comprises panelled bath, separate shower enclosure, low level WC and wash hand basin.

A spacious, second floor landing area provides additional space which could be utilized as a study area with window to the front aspect and door to bedroom 2. A superb, dual aspect room with window to the front aspect with elevated views and split Velux window to the rear aspect overlooking the garden. A further door leads to a large walk-in loft/storage space. The ensuite comprises of a large shower enclosure, WC, wash hand basin, heated towel rail and Velux window.

## Outside

The property is set in a tucked-away position within a small cul-de-sac development. There is a small front garden area where a variety of shrubs have been planted. To the side of the property is access to the double bay cart lodge. To the side of the cart lodge is a timber gate providing access to the rear garden. Adjoining the rear of the property is a paved terrace ideal for al fresco dining, in turn leading to the lawned garden with a raised entertaining space above with hedging behind.

## Services

All mains services are connected

## Local Authority

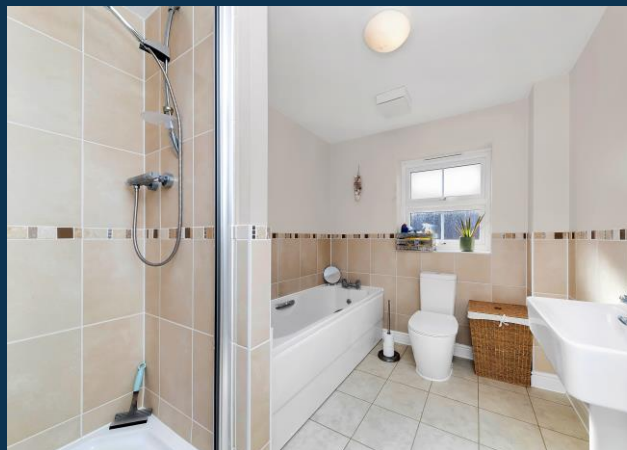
Uttlesford District Council

## Council Tax

F









Approx gross internal floor area 218 sqm (2350 sqft)

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.



**ARKWRIGHT & CO**  
RESIDENTIAL & COMMERCIAL AGENTS



01799 668600

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



**ARKWRIGHT & CO**  
RESIDENTIAL & COMMERCIAL AGENTS