



24 Joyce Frankland Close, Newport
CB11 3TF



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RESIDENTIAL & COMMERCIAL AGENTS

24 Joyce Frankland Close

Newport | Essex | CB11 3TF

Guide Price £750,000

- An executive, semi-detached, 4-bedroom home
- Finished to a high specification throughout and accommodation extending to 1692 sqft
- Superb open plan, kitchen/ living/ dining area
- Principal bedroom with dressing area and ensuite
- Off road parking, garage and good size rear garden
- Forming part of an exclusive development of 24, high quality homes
- Ideally located in the heart of the well served village of Newport
- EPC: B with solar panels to the rear roof
- Council Tax Band: F

The Property

A beautiful and recently constructed, 4-bedroom, semi-detached family home, forming part of this exclusive development and ideally located in the heart of this well served village. The property benefits from off road parking, garage and good size rear garden.

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. 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.

There are 2 public houses and an Indian restaurant, Newport is also served by a GP surgery, pharmacy, general store and post office, baker, hairdresser, barber, beauty salon, nursery, florist, 2 churches and 2 garages. Waitrose, Tesco, and





Aldi supermarkets are all within a 10-minute drive. Centered around an architecturally rich and varied historic high street, Newport village is surrounded by countryside and offers a wide range of scenic walks, many of which feature on the Saffron Trail. Other local attractions include Audley End House and the beautiful market town of Saffron Walden, a 5-minute drive away, with its quaint, unspoiled medieval houses, a wide range of independent shops and eateries, a thriving market, and a full range of amenities.

The Accommodation

In detail, the property comprises of an entrance hall where stairs rise to the first floor, cloakroom comprising W.C and wash basin, under stair storage and doors to adjoining rooms. A superb living room is filled with natural light from the bay window to front aspect. The kitchen is a particular feature of the property and a real hub of the home comprising of a high-quality range of base and eye level units with worktop space and stainless-steel sink. A peninsula with breakfast bar area provides additional preparation space. Integrated appliances including a four-ring induction hob with downdraft extractor, electric oven, combi microwave and full height fridge and freezer. The room is filled with natural



light from windows to the rear aspect and french doors opening to the rear garden. In addition, a good size dining area and family space.

The first-floor landing has doors leading to the four bedrooms and provides access to the loft hatch. A good size, principal suite benefits from a dressing area and ensuite shower room. Bedroom two is a double bedroom with window to front aspect and ensuite shower room. The third bedroom is a double with window to front aspect. A fourth, good size bedroom has window to front aspect and is currently utilised as a study. The family bathroom suite comprises panelled bath unit with shower over, wc and vanity wash basin.

Outside

To the front, the property benefits from a good size block paved driveway providing off road parking for two cars as well as access to the garage, with up and over doors. Inside the garage is an EV charging point. There is a small lawn area to the side with pathway leading to the front door. To the rear there is a generous and private garden which is mainly laid to lawn. There is a personal door from the garden giving access to the garage and well as a side gateway.

Services

All mains services are connected. Solar panels on the rear roof.

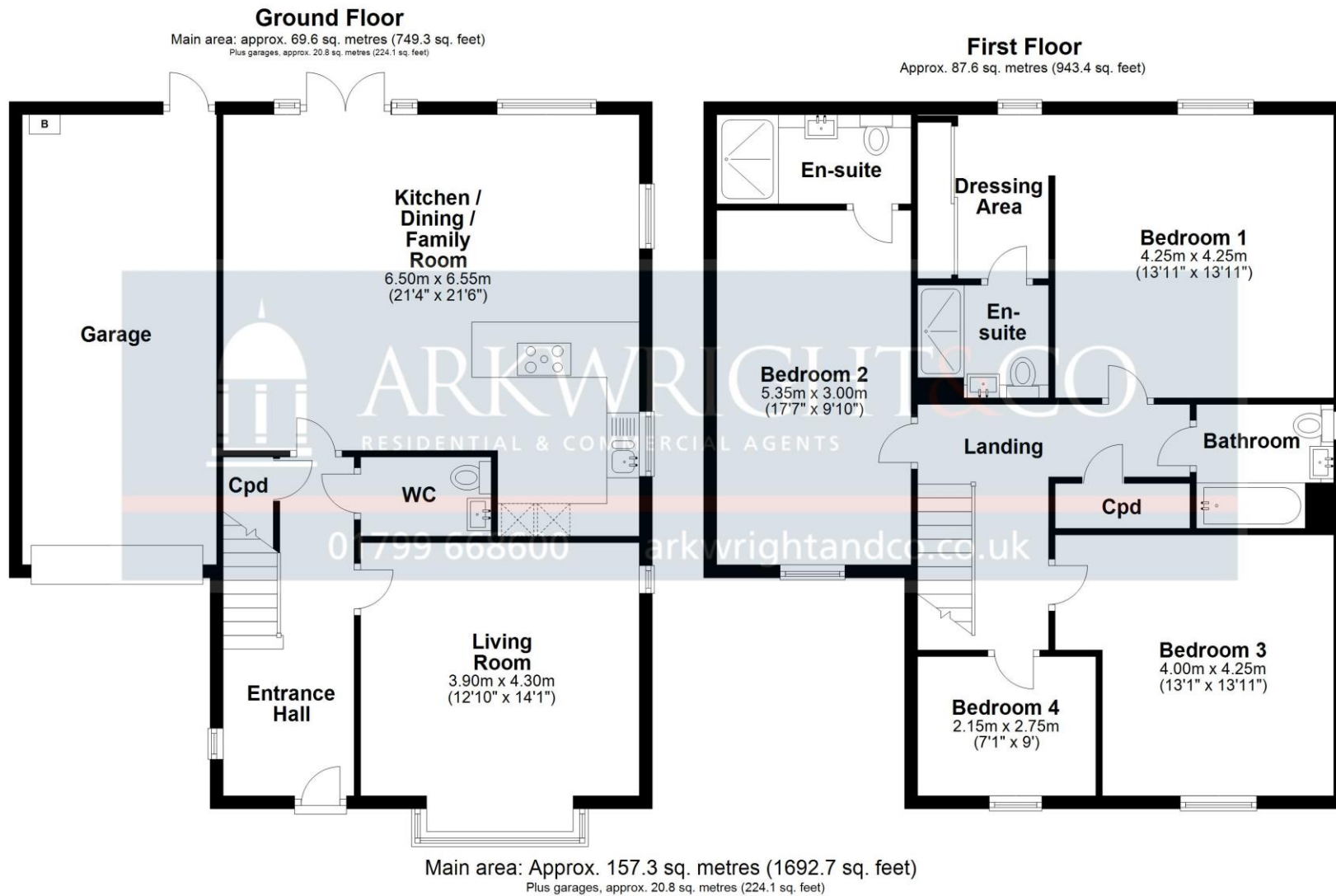
Local Authority

Uttlesford District Council









Floor plan for guidance only
Plan produced using PlanUp.

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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