



40 Hills Drive, Newport  
CB11 3ZB



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# 40 Hills Drive

Newport | Essex | CB11 3ZB

Guide Price £500,000

- Immaculately presented, 3-bedroom, 3-bathroom modern property
- NHBC Warranty, 6 years remaining
- Principal bedroom & bedroom 2 include ensuite shower rooms
- EPC: B
- Good size, south facing, rear garden
- Council Tax Band: E
- Off road parking & integral garage
- Offered with no upward chain

## The Property

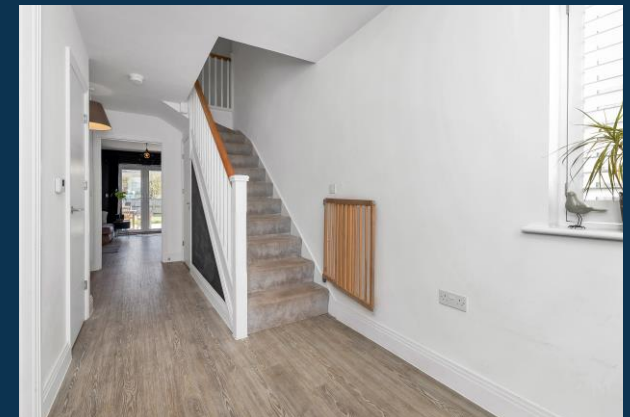
A beautifully presented and well-proportioned 3-bedroom, 3-bathroom semi detached, family home in a quiet development in the popular village of Newport within walking distance of local amenities and mainline train station. The property further benefits from a good size rear garden, off street parking and a integral garage, 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 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.

## The Accommodation

In detail, the property comprises on the ground floor of a light and airy entrance hall where stairs rise to the first floor, with built in storage underneath, cloakroom with W.C, wash hand basin and heated towel rail and doors leading to the adjoining rooms. A wonderful, spacious sitting room filled with lots of natural light from the window to rear aspect and french doors which lead to the rear garden. From the entrance hall is a door to the good size kitchen, with a range of





matching eye and base level units, worksurface over and inset sink. There is a window to front aspect and integrated appliances include electric oven, gas hob with extractor fan over, dishwasher, washing machine, fridge and freezer.

The first-floor landing has doors leading to the three bedrooms and family bathroom and two built in storage cupboard. The large, dual aspect principal bedroom has windows to the front and side with a door leading to the en suite shower room. Comprising of a shower cubicle, W.C, hand wash basin and heated towel rail. Bedroom 2 is a good size double with window to the front aspect, two built in wardrobes and ensuite shower room with W.C, wash hand basin, shower enclosure and heated towel rail. Bedroom 3 is a good size bedroom with window to rear aspect. The family bathroom comprises panelled bath with shower attachment, W.C and wash hand basin.

### Outside

To the front on the property is a small, lawed area filled with a pathway to the front door and a variety of shrubs on one side. To the side of the property there is a driveway providing off-street parking and access to the single garage



with up and over door. A personal door provides side access to the rear of the property, where there is a good-sized, enclosed, south facing garden. It is laid mainly to lawn with a paved patio area, perfect for Al Fresco dining and a decked area in one corner.

### Services

All mains services are connected.

### Local Authority

Uttlesford District Council

### Ground Rent

£345 per annum









40, Hills Drive, Newport, CB11 3ZB



Total Area: 142.9 m<sup>2</sup> ... 1538 ft<sup>2</sup> excluding garage

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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