



1 Wicken Gardens, Newport  
CB11 3ZF



**ARKWRIGHT & CO**  
RESIDENTIAL & COMMERCIAL AGENTS



# 1 Wicken Gardens

Newport | Essex | CB11 3ZF

Guide Price £600,000

- A superb, four-bedroom detached family home extended by the current owners
- 4 years remaining on the NHBC warranty
- Accommodation over three floors extending to 1245 sqft
- 4 Bedrooms/ 3 bathrooms
- Detached garage, with a superb studio/ office
- Good size rear garden and off-road parking for two vehicles
- EPC: B
- Council Tax Band: E

## The Property

A beautifully presented and well-proportioned, 4-bedroom townhouse which has been recently extended, offering versatile living accommodation over 3 floors. The property further benefits from a rear garden, off street parking and a detached garage.

## 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 entrance hall with stairs rising to the first floor, cloak room with W.C and wash hand basin and doors leading to the adjoining rooms. The kitchen is fitted with a matching range of base and eye level units, electric oven, four ring gas hob with extractor hood over, stainless steel sink, dishwasher, integrated fridge freezer and window to the front aspect. Opening into the superb, sitting/dining room filled with natural light from the Velux windows and aluminium bi-folding doors to the rear aspect. There is access to the understairs storage cupboard.





The first-floor landing has doors to adjoining rooms, built-in airing cupboard and staircase rising to the second floor. The spacious, principal bedroom benefits from fitted wardrobes, window to rear aspect and door leading to the ensuite. Comprising W.C, shower enclosure, hand wash basin and heated towel rail. Bedroom three is a double room with window to front aspect. The family bathroom comprises panelled bath with shower attachment over, W.C, wash hand basin and heated towel rail.

The second-floor landing has doors leading to the adjoining rooms. Bedroom two is a double bedroom with window to front aspect, access to eaves storage and door to ensuite. Comprising shower enclosure, W.C and wash hand basin. Bedroom four has a good size room with two windows to rear aspect.

### Outside

To the front on the property is an area filled with a variety of plants and shrubs. To the side of the property there is a driveway providing off-street parking for two vehicles. The driveway leads to the detached single garage and side access to the rear of the property, where there is a good-sized enclosed garden, which is laid mainly to lawn with a composite decked area, perfect for Al Fresco dining and outdoor entertaining. The garage has an up and over door



with power and lighting connected. To the rear is a superb office/studio with light and power and patio doors leading onto the garden.

### Services

All mains services are connected.

### Local Authority

Uttlesford District Council

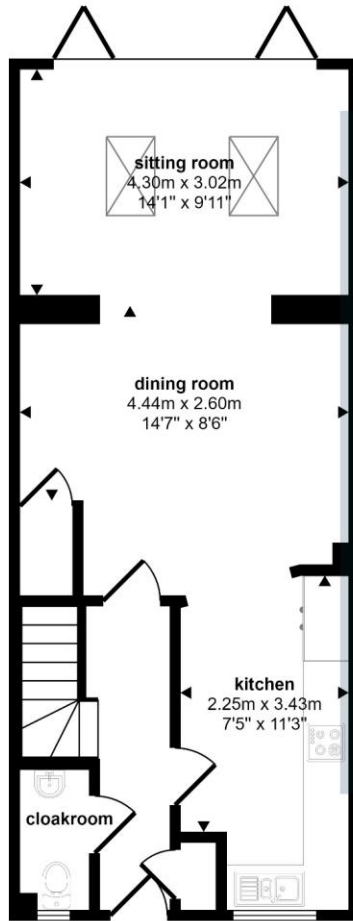
### Ground Rent

£345 per annum

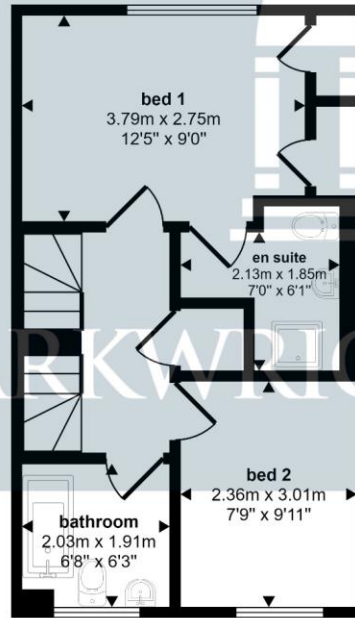




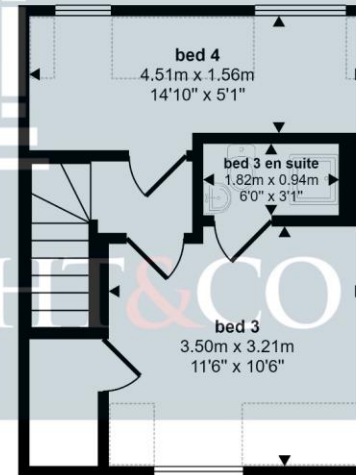
Approx Gross Internal Area  
131 sq m / 1407 sq ft



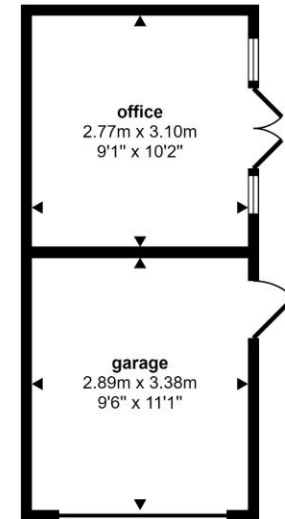
Ground Floor  
Approx 49 sq m / 527 sq ft




First Floor  
Approx 36 sq m / 385 sq ft



Second Floor  
Approx 27 sq m / 294 sq ft



Garage/Office  
Approx 19 sq m / 202 sq ft

 Denotes head height below 1.5m

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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