



Gilbey Green, Newport, CB11 3RS

**CHEFFINS**



## Gilbey Green

Newport,  
CB11 3RS

- High Specification throughout
- Close to village amenities
- En suite and family bathroom
- Double garage and off-street parking
- Landscaped garden

This detached four-bedroom house features beautifully presented accommodation and has undergone extensive refurbishment, including a new kitchen and landscaped garden, all within walking distance of Newport's amenities and mainline railway station.

4 2 2

**Guide Price £775,000**





## LOCATION

The popular village of Newport has a range of amenities including a Church, Inns, shops, post office and excellent schools. The village has its own railway station giving commuter access to London's Liverpool Street and Cambridge. The market town of Saffron Walden with its excellent shopping and recreational facilities is three miles away and Bishops Stortford which also has a main line station and the M11 motorway access point (junction 8) is approximately ten miles south, also giving access to Stansted Airport.



**GROUND FLOOR****ENTRANCE HALL**

Entrance door and full height double glazed window flooding the room with light and providing views over the driveway and partial views of the church. Staircase rising to the first floor with understairs storage cupboard and a spacious built-in coats and storage cupboard.

**SITTING ROOM**

A well proportioned dual aspect room with double glazed window to the front and a pair of double glazed sliding doors providing access and views onto the terrace and garden beyond. A fireplace with marble surround and inset electric fire with a capped gas point next to the hearth.

**KITCHEN/DINING/FAMILY ROOM**

The room provides contemporary living with the kitchen more recently replaced with an extensive range of base and eye level units with stone worktop and a programmable Everhot range oven, sink unit with an additional prep sink, integrated Neff appliances including fridge freezer, dishwasher and washing machine. The room also enjoys a good degree of natural light via windows to three aspects together with two sets of glazed doors which

provide access onto the terrace and garden.

**CLOAKROOM**

Comprising wash basin, WC and obscure double glazed window.

**FIRST FLOOR****LANDING**

A full height double glazed window providing a good degree of natural light and views of the church, built-in airing cupboard housing the pressurised hot water cylinder.

**BEDROOM 1**

Double glazed window to the rear aspect. Door to:

**EN SUITE**

Comprising shower enclosure, vanity wash basin, low level WC and polished tile flooring.

**BEDROOM 2**

Double glazed window to the rear aspect together with a vaulted ceiling with two Velux windows.

**BEDROOM 3**

Double glazed window to the rear aspect.

**BEDROOM 4**

A wide double glazed window to the front aspect with views of the church and walk-in storage area.

**BATHROOM**

Comprising bath with independent shower over, low level WC, pedestal wash basin, part-tiled walls and obscure glazed window.

**OUTSIDE**

The property is ideally set within the village in a small private cul-de-sac, providing easy access to the local schools, amenities and mainline railway station. To the front of the property is a paved area providing off-street parking with adjoining gravelled area, in turn leading to the double garage. The garden offers a wonderful outdoor space with a large paved terrace providing an excellent outdoor entertaining space with an adjoining lawn, well-stocked flower and shrub borders, together with a pretty outlook and gated access to the front driveway.

**DOUBLE GARAGE**

Fitted with an up and over electric doors, power and lighting connected, useful eaves storage space and glazed door providing access from the garden.

**AGENT'S NOTES**

There is an annual Estate Management Charge of £175 p.a.

**VIEWINGS**

By appointment through the Agents.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £775,000

Tenure – Freehold

Council Tax Band – F

Local Authority – Uttlesford







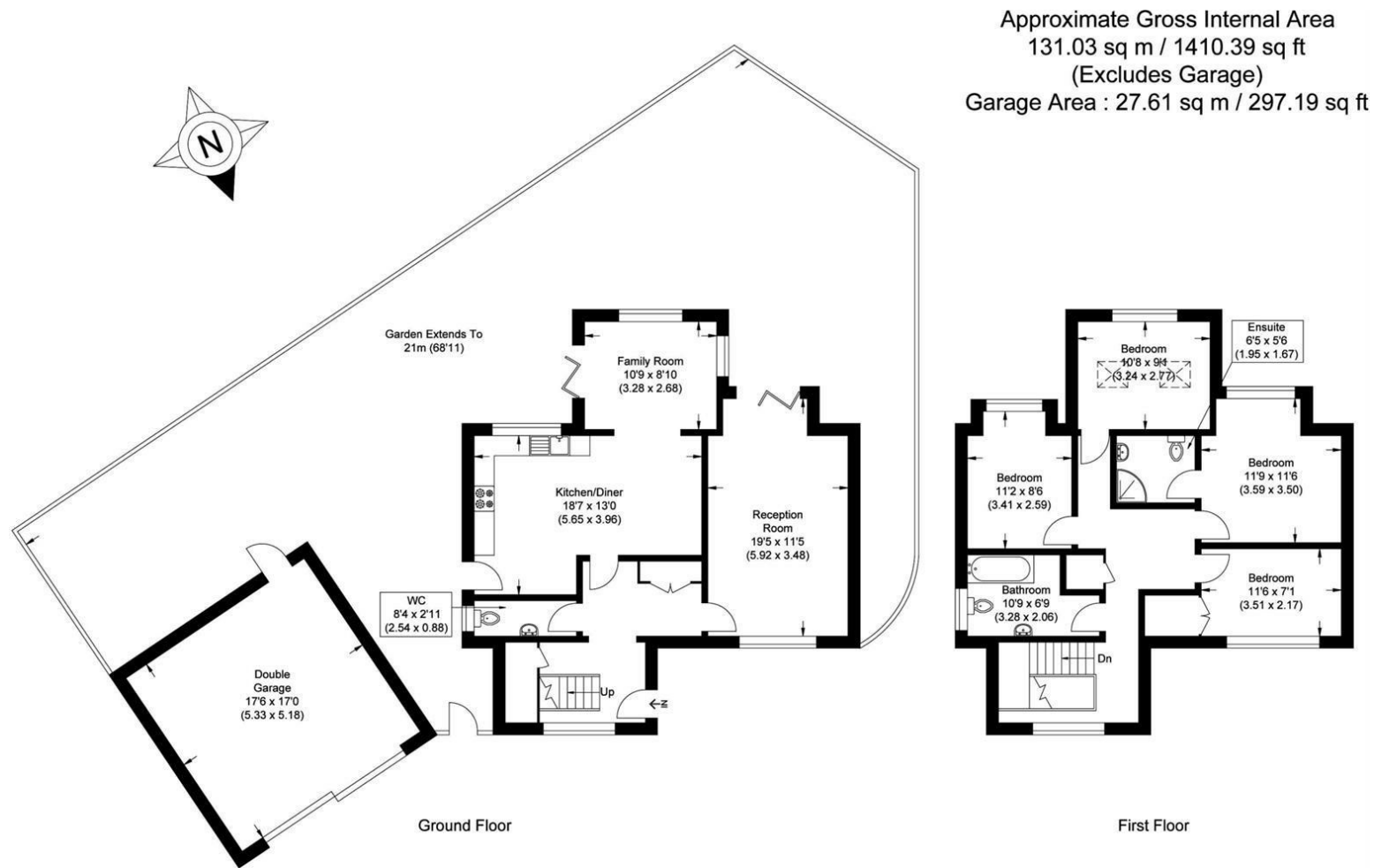


Illustration for identification purposes only, measurements are approximate, not to scale.

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | [cheffins.co.uk](http://cheffins.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

