



Meadowsweet Way, Newport, CB11 3ZD

**CHEFFINS**



## Meadowsweet Way

Newport,  
CB11 3ZD

5 3 2

**Guide Price £750,000**

- Substantial detached family home
- Approx. 2,162 sqft
- Five bedrooms (two with en suites)
- Detached double garage
- Landscaped garden
- Well-served village location

A recently constructed, detached family home set in a tucked away location. The property provides well-proportioned accommodation over three floors, together with a detached double garage and pretty, landscaped gardens.





## 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 with glazed panel above, built-in coat storage cupboard, staircase rising to the first floor.

### KITCHEN/BREAKFAST ROOM

A dual aspect room with window to the front aspect overlooking the street scene and views beyond. In addition, there is a pair of glazed doors providing access to the terrace and garden. The kitchen is fitted with a range of base and eye level units with worktop space over, sink unit, gas hob, built-in oven and grill, integrated fridge freezer, dishwasher and washing machine.

### SITTING ROOM

A dual aspect room with window to the side aspect with fitted shutters and a pair of glazed doors with adjoining full height windows providing views and access onto the garden.

### SNUG/OFFICE

A double aspect room with window to the front and a bay window to the side. In addition, there is a built-in understairs storage cupboard.

### CLOAKROOM

Comprising a suite of WC with hidden cistern, wash basin, part tiled walls.

## FIRST FLOOR

### LANDING

Staircase rising to the second floor and built-in airing cupboard.

### BEDROOM 2

A dual aspect room with windows to the side and rear aspects overlooking the garden, built-in wardrobes.

### EN SUITE

Comprising shower enclosure, WC with hidden cistern, vanity wash basin, part-tiled walls.

### BEDROOM 3

Window enjoying views to the front aspect.

### BEDROOM 4

A dual aspect room with windows to the front and side aspects providing a good degree of natural light.

### BEDROOM 5

Window with views to the front aspect.

### BATHROOM

Comprising panelled bath with shower over, vanity wash basin, low level WC with hidden cistern, part-tiled walls, obscure window.

## SECOND FLOOR

### LANDING

Built-in storage cupboard, door to:-

### BEDROOM 1

A dual aspect room with window enjoying elevated views to the front and Velux skylight to the rear. Large built-in wardrobe.

### EN SUITE

Comprising shower enclosure, WC with hidden cistern, vanity wash basin, part-tiled walls and obscure window.

### OUTSIDE

The property is set towards the end of the development. To side of the property is a driveway providing off-street parking for two vehicles and access to an oversized double garage. To the rear of the property is a paved terrace leading to the landscaped garden which is mainly laid to lawn, together with a decking area and planted shrubs.

### DOUBLE GARAGE

With electric up and over door, ample storage space, power and lighting connected, glazed personal door providing access to the garden

### AGENT'S NOTE

There is an annual estate management charge of £388 p.a.

### VIEWINGS

By appointment through the Agents.





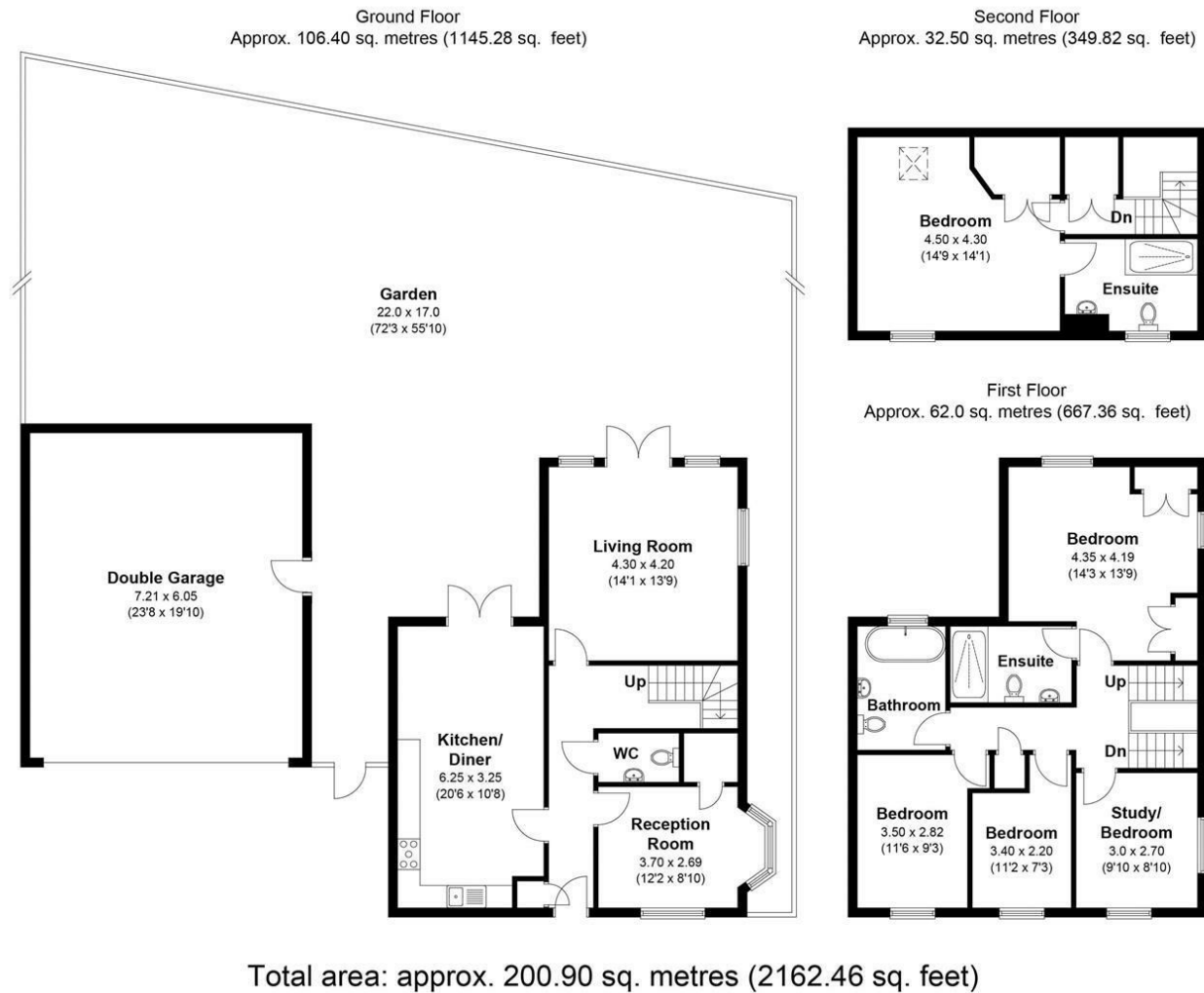
| Energy Efficiency Rating                    |                                                                                                           |           |
|---------------------------------------------|-----------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                   | Potential |
| Very energy efficient - lower running costs |                                                                                                           |           |
| (92 plus) <b>A</b>                          |                                                                                                           | <b>93</b> |
| (81-91) <b>B</b>                            | <b>85</b>                                                                                                 |           |
| (69-80) <b>C</b>                            |                                                                                                           |           |
| (55-68) <b>D</b>                            |                                                                                                           |           |
| (39-54) <b>E</b>                            |                                                                                                           |           |
| (21-38) <b>F</b>                            |                                                                                                           |           |
| (1-20) <b>G</b>                             |                                                                                                           |           |
| Not energy efficient - higher running costs |                                                                                                           |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |



Guide Price £750,000  
 Tenure - Freehold  
 Council Tax Band - F  
 Local Authority - Uttlesford







Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

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.

