



Pastures Close, Newport, CB11 3NW

CHEFFINS

Pastures Close

Newport,
CB11 3NW

- Beautifully presented, semi-detached home
- Accommodation over 3 floors
- Well-appointed kitchen/diner
- Three double bedrooms
- Two en suites & family bathroom
- South facing garden with home office/studio

A characterful modern home situated in a popular residential location within the well-served village of Newport. The property has been finished to a high specification throughout, together with ample off street parking, a south facing rear garden and detached studio.

3 3 2

Guide Price £635,000





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, staircase rising to the first floor with bespoke fitted understairs cabinet and fitted storage cupboard.

SITTING ROOM

Windows to the front and side aspects with bespoke fitted cabinets into the window bay.

CLOAKROOM

Comprising ceramic wash basin with vanity unit beneath and low level WC.

KITCHEN/DINER

Fitted with a range of base and eye level units with quartz worktop space incorporating breakfast bar, electric Neff double oven and four ring induction hob with extractor hood over, stainless steel sink, integrated fridge freezer and dishwasher. Window to the rear aspect and French doors opening to the rear garden. Door to:

UTILITY ROOM

Fitted with base and eye level units,

integrated washer/dryer, stainless steel sink and door providing side access.

FIRST FLOOR

LANDING

Doors to adjoining rooms, built-in airing cupboard housing the hot water cylinder and window to the front aspect. Staircase rising to the second floor.

BEDROOM 1

Window to the front aspect and door to:

EN SUITE

Comprising ceramic wash basin with vanity unit beneath, low level WC, shower enclosure with dual shower heads, heated towel rail and obscure glazed window to the side aspect.

BEDROOM 3

Window to the rear aspect.

BATHROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC, panelled bath with dual shower heads over and heated towel rail.

SECOND FLOOR

LANDING

Lightwell providing a good degree of natural light. Door to:

BEDROOM 2

Lightwell and Velux window. Two separate eaves storage cupboards and door to:

EN SUITE

Comprising ceramic wash basin with vanity unit beneath, corner shower enclosure, low level WC and heated towel rail.

OUTSIDE

A block-paved driveway provides off-street parking for several vehicles, bordered by shrub beds. Gated side access leads to the rear garden, mainly laid to lawn with flower and shrub borders, plus a paved terrace for al fresco entertaining.

STUDIO/HOME OFFICE

Windows and French doors to the front aspect, power and lighting connected.

VIEWINGS

By appointment through the Agents.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		95
(81-91) B	88	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Tenure - Freehold

Council Tax Band - D

Local Authority - Uttlesford

Approximate Gross Internal Area 1742 sq ft – 162 sq m

Ground Floor Area 630 sq ft – 59 sq m

First Floor Area 639 sq ft – 59 sq m

Second Floor Area 361 sq ft – 34 sq m

Outbuilding Area 112 sq ft – 10 sq m



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>.

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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.



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