



Wicken Road, Newport, CB11 3QH

CHEFFINS

Wicken Road

Newport,
CB11 3QH

- Detached house with countryside views
- Convenient for local amenities
- Versatile accommodation
- South facing rear garden
- Garage and driveway

A detached house enjoying beautiful views over farmland together with a good sized plot, generous south facing rear garden and convenient access to local amenities and schools.

4 2 3

Guide Price £625,000





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

Obscure double glazed entrance door and staircase rising to the first floor.

SITTING ROOM

Dual aspect room enjoying a good degree of natural light via a wide double glazed window to the front aspect with spectacular views over the countryside and a double glazed window to the side aspect. A pair of glazed doors lead to:-

DINING ROOM

A multi-purpose room with double glazed window to the rear aspect overlooking the terrace and garden. Door to:-

KITCHEN

Fitted with a range of base and eye level units with worktop space over, gas hob with oven below, sink and integrated dishwasher.

PANTRY

Space and plumbing for fridge freezer and washing machine with tumble dryer above together with shelving. Further built-in storage cupboard.

FAMILY ROOM

A versatile room enjoying a good degree of natural light with a wide double glazed window to the rear aspect overlooking the garden together with a pair of double glazed doors with adjoining full-height double glazed windows to the side providing access into the terrace and outdoor space.

GROUND FLOOR SHOWER ROOM

Comprising a WC, vanity wash basin, shower and obscure double glazed window.

FIRST FLOOR

LANDING

Double glazed window to the rear aspect overlooking the garden, built-in airing cupboard and access to the loft space.

BEDROOM 1

Double glazed window to the rear aspect with views over the garden, built-in wardrobes with cupboards above.

BATHROOM

Comprising panelled bath with shower over, vanity wash basin, WC and obscure double glazed window to the rear aspect.

BEDROOM 2

Double glazed window to the front aspect with beautiful views. Built-in storage cupboard and door to:

BEDROOM 3

Double glazed window to the front aspect with stunning views.

Bedrooms 2 and 3 are currently used as separate bedrooms and provide a flexible living space which are ideal with adjoining children/study bedrooms. There is a partition stud wall which could easily be removed.

BEDROOM 4

Double glazed window to the front aspect with wonderful views.

OUTSIDE

The property is within walking distance of the High Street, local amenities and shops. It enjoys an elevated position from the road and sits on a generous plot with good size driveway to the front providing off-street parking and access to the oversized garage. Steps lead up to the front door with an adjoining terrace and flower bed. There is a path to the side of the house leading to the generous south facing garden with a paved terrace and steps leading up to the lawn with raised sleeper beds, a timber shed and timber fencing.

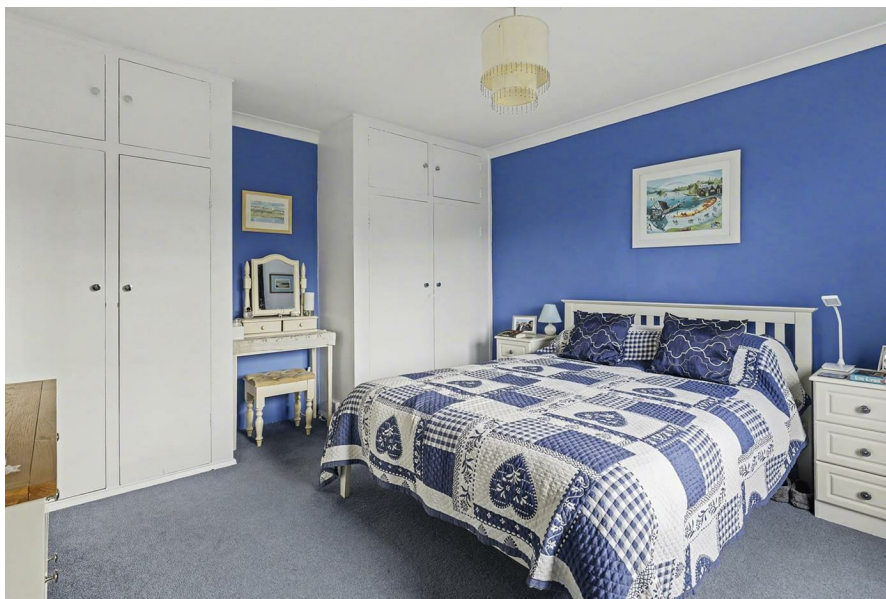
GARAGE

A pair of timber doors providing vehicular access, with power and lighting connected. The garage offers scope for conversion to additional accommodation, subject to needs and relevant planning approval.

VIEWINGS

By appointment through the Agents.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	82	52
EU Directive 2002/91/EC		

Guide Price £625,000

Tenure - Freehold

Council Tax Band - F

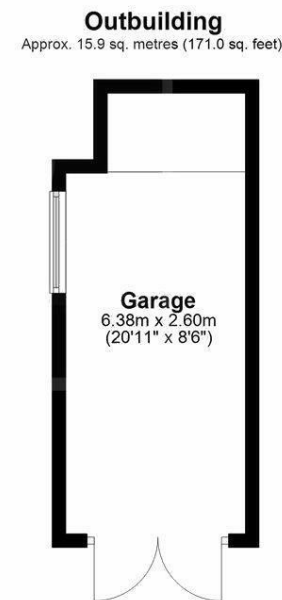
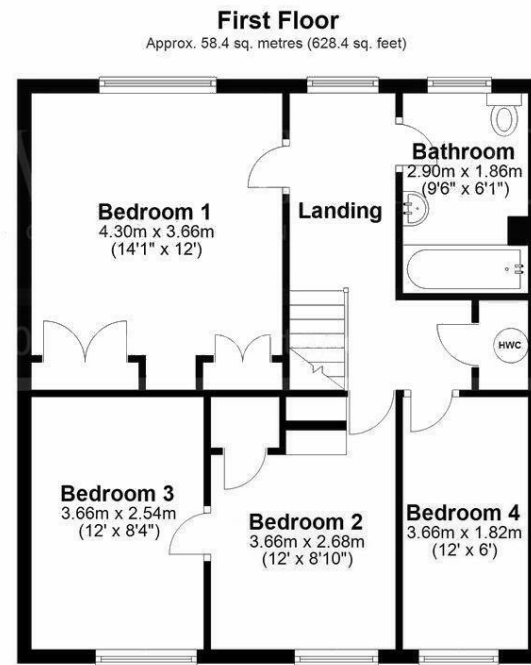
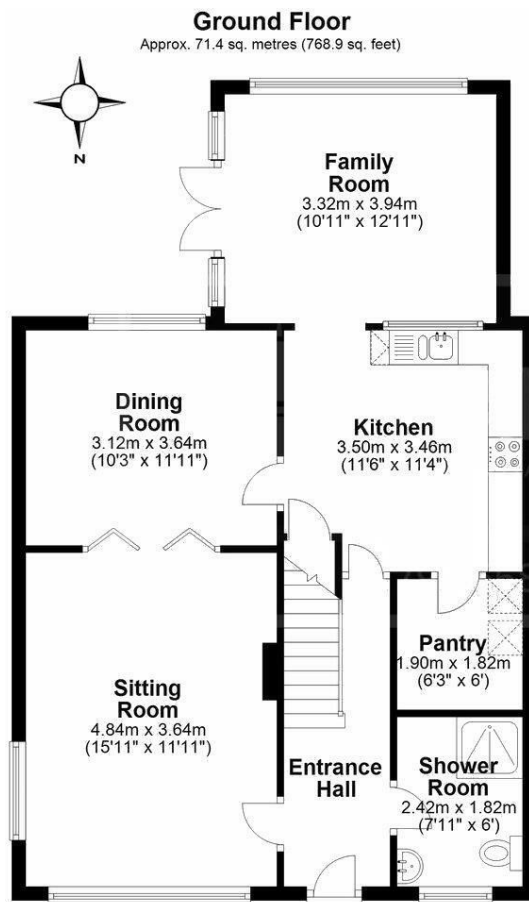
Local Authority - Uttlesford

[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

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.



Total area: approx. 145.7 sq. metres (1568.3 sq. feet)

Floor plan for guidance only



CHEFFINS