



Whiteditch Lane, Newport, CB11 3UD

**CHEFFINS**

## Whiteditch Lane

Newport,  
CB11 3UD

- Characterful modern home
- Close proximity to a mainline station
- West facing garden
- CCTV & fast Wifi connection
- Solid wood windows and doors
- Underfloor heating to ground floor and all bathrooms
- Detached double garage

An elegant five bedroom detached home forming part of a pair of bespoke properties in the well served village of Newport. Offering beautifully presented and well-proportioned living accommodation, west facing garden and a detached double garage.

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**Guide Price £1,125,000**





## 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, built-in storage cupboard with shelving and separate coats cupboards and doors to adjoining rooms.

### KITCHEN/BREAKFAST ROOM

Fitted with base and eye level units with granite worktops, central island, Smeg induction hob with extractor hood over, electric oven, integrated microwave, sink unit, dishwasher and space for American style fridge freezer. Windows to the front and side aspects. Doors to:

### DINING ROOM

Bi-folding doors opening to the rear garden.

### SITTING ROOM

Bi-folding doors to the rear and side aspects and feature fireplace.

### CLOAKROOM

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

### UTILITY ROOM

Fitted with base and eye level units, stainless steel sink, space and plumbing for washing machine and tumble dryer. Windows to the side aspect and part-glazed door providing external side access.

### OFFICE

Window to the front aspect.

## FIRST FLOOR

### LANDING

Doors to adjoining rooms, access to the loft space and Velux window providing a good degree of natural light.

### BEDROOM 1

Window to the side aspect, glazed doors opening to the Juliet balcony to the rear. Door to:

### DRESSING ROOM

Fitted drawers, shelving and railings.

### EN SUITE

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

### BEDROOM

Window to the rear aspect and door to:

### EN SUITE

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

### BEDROOM

Windows to the front and side aspects and door to:

### EN SUITE

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

### BATHROOM

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

### BEDROOM

Window to the front aspect.

### BEDROOM

Window to the front aspect.

### OUTSIDE

The property has a block paved driveway providing off-street parking for several vehicles and access to the double garage. There is gated side access to the rear garden which has a paved terrace, perfect for al fresco entertaining, with a retaining garden wall and steps leading up to the rest of the garden which is predominantly laid to lawn with beds bordering.

### DOUBLE GARAGE

Electric roller shutter door, power, lighting and heating connected, window to the front aspect and glazed personal door to the side.

### VIEWINGS

By appointment through the Agents.











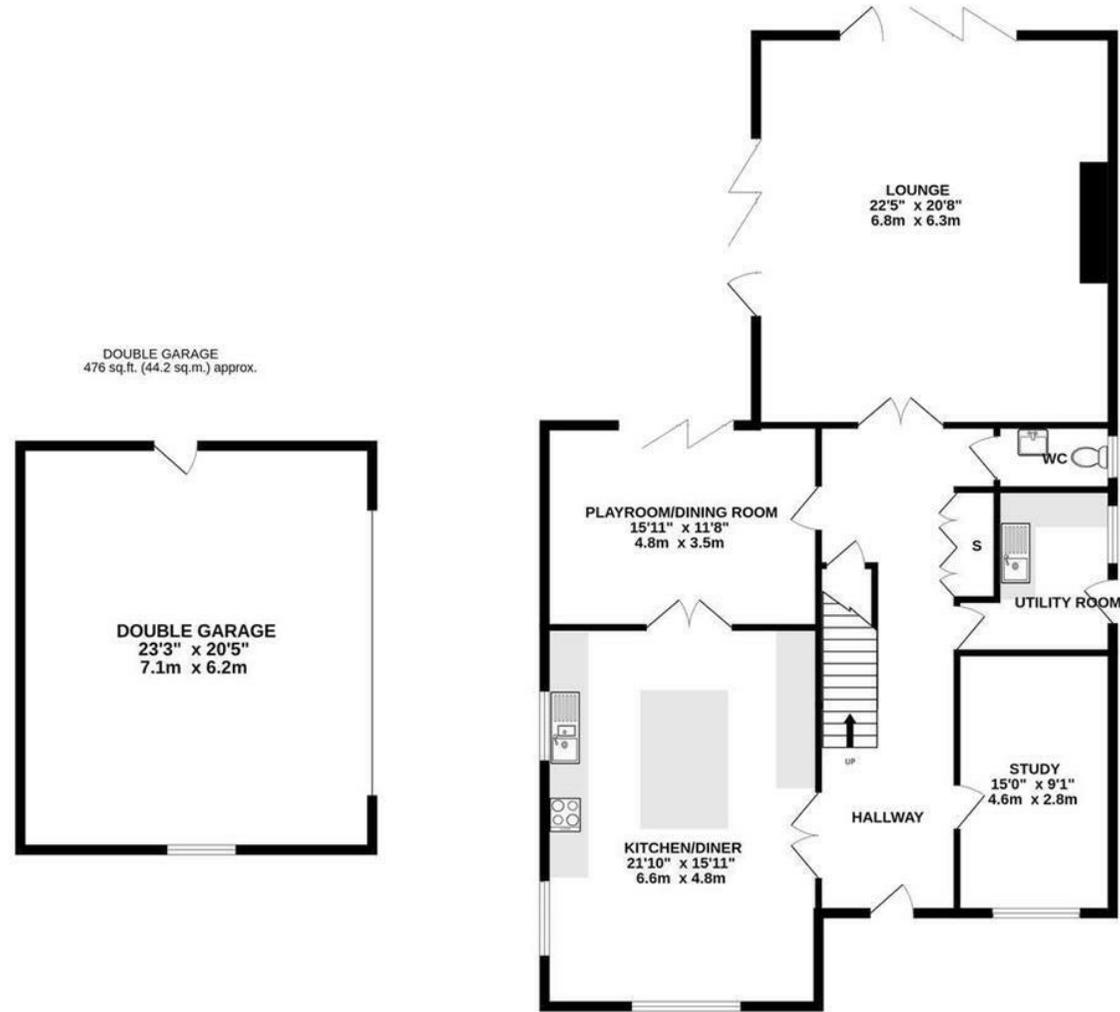
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	<b>85</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Guide Price £1,125,000  
 Tenure - Freehold  
 Council Tax Band - G  
 Local Authority - Uttlesford

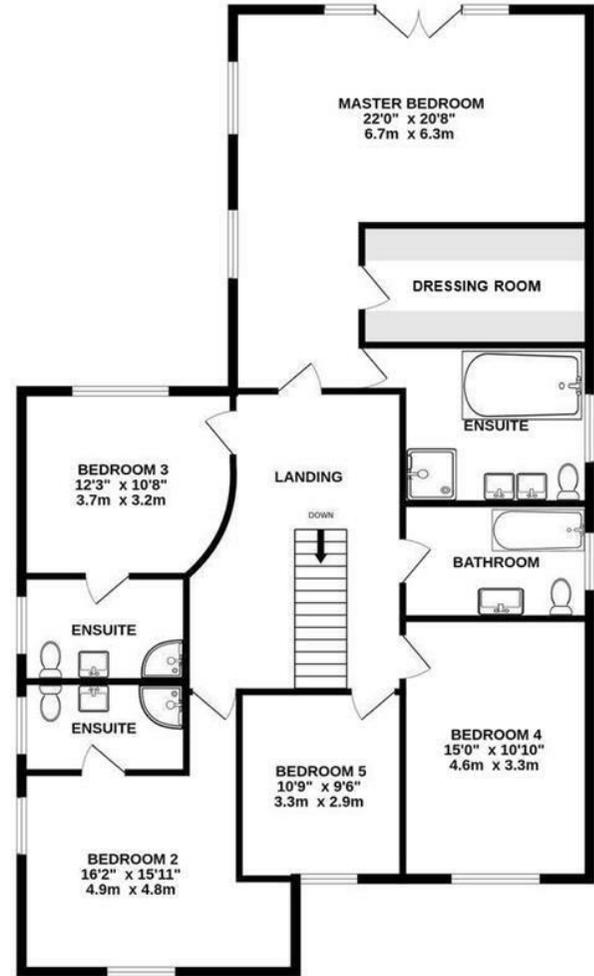




GROUND FLOOR  
1528 sq.ft. (142.0 sq.m.) approx.



1ST FLOOR  
1528 sq.ft. (142.0 sq.m.) approx.



TOTAL FLOOR AREA : 3057sq.ft. (284.0 sq.m.) approx.  
Excluding Garage Area





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.

