



Wicken Road, Newport, CB11 3QF

**CHEFFINS**



## Wicken Road

Newport,  
CB11 3QF

- Detached new home
- 10 Year build warranty
- Stunning kitchen/dining room with bi-fold doors to the garden
- Four bedrooms
- Bathroom and two en suites
- Thoughtfully designed rear garden

A characterful new home situated in an elevated position with pleasant views over the adjoining countryside. The property offers exceptional craftsmanship and a high specification throughout.

4 3 3

**Guide Price £950,000**





## 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, window to the front aspect and oak staircase with glass balustrade and understairs cupboard. Doors to adjoining rooms.

### CLOAKROOM

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

### KITCHEN/DINING ROOM

A high specification kitchen fitted with a range of base and eye level units with quartz worktops, stainless steel sink and Siemens appliances including two ovens, induction hob, dishwasher and full height fridge and freezer. Window to the front aspect and bi-folding doors to the side opening to the garden. Door to:

### UTILITY/BOOT ROOM

Fitted with base and eye level units with quartz worktops and space and plumbing for washing machine and tumble dryer. Part glazed door to the outside space and door to:

### STORE ROOM

Windows to the rear and side aspects.

### LIVING ROOM

Window to the front aspect and bi-folding doors opening to the rear garden.

### OFFICE

Window to the rear aspect.

## FIRST FLOOR

### LANDING

Window to the front aspect, doors to adjoining rooms, built-in airing cupboard and access to the loft space.

### BEDROOM 1

Fitted wardrobes, window to the side aspect and Velux window providing a good degree of natural light. Door to:

### EN SUITE

Comprising ceramic wash basin with vanity unit beneath, low level WC, walk-in shower with dual shower heads, heated towel rail and Velux window.

### BEDROOM 2

Fitted wardrobes, window to the front aspect and door to:

### EN SUITE

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

### BEDROOM 3

Window to the front aspect.

### BEDROOM 4

Window to the side aspect.

### BATHROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC, panelled bath with shower over, heated towel rail and Velux window to the rear aspect.

### OUTSIDE

To the front of the property is a large driveway providing off-street parking for several vehicles, with planted flowerbeds bordering and access to the garage. There is gated access to the rear garden which has been professionally landscaped with a sunken patio area, perfect for al fresco entertaining, with raised beds bordering, a central lawn and a further paved terrace with an attractive timber pergola with a zinc roof.

### GARAGE

Power and lighting connected, access to a loft space and personal door to the rear garden.

### AGENT'S NOTES

- Tenure - Freehold
- Council Tax Band - To be assessed
- Property Type - Detached house
- Property Construction - Timber framed with tiled roof
- Number & Types of Room - Please refer to the

### FLOORPLAN

- Square Footage - 2,577
- Parking - Garage and driveway
- UTILITIES/SERVICES
- Electric Supply - Mains
- Water Supply - Mains
- Sewerage - Mains
- Heating - Air source heat pump
- Broadband - To be connected (Fibre to the Cabinet available in the area)
- Mobile Signal/Coverage - Good
- RIGHTS OF WAY, EASEMENTS, COVENANTS
- We have been made aware this property does contain restrictive covenants - please refer to the land registry title highlighted in the property overview for more information.

### BUILDING SAFETY

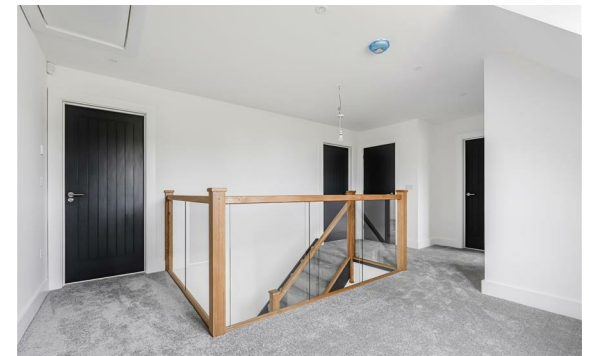
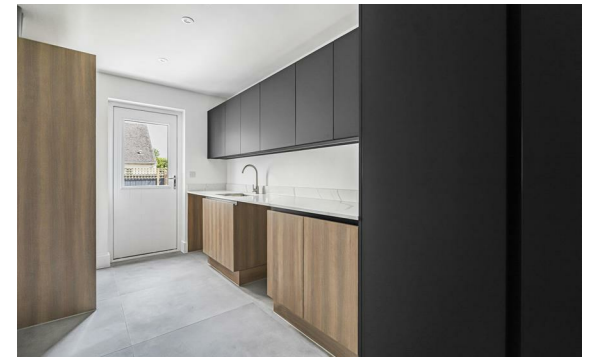
- The vendor has made us aware that, to the best of their knowledge, there is no asbestos present at the property.
- The vendor has made us aware that, to the best of their knowledge, there is no unsafe cladding present at the property.
- The vendor has made us aware that, to the best of their knowledge, the property is not at risk of collapse.

### ACCESSIBILITY/ADAPTATIONS

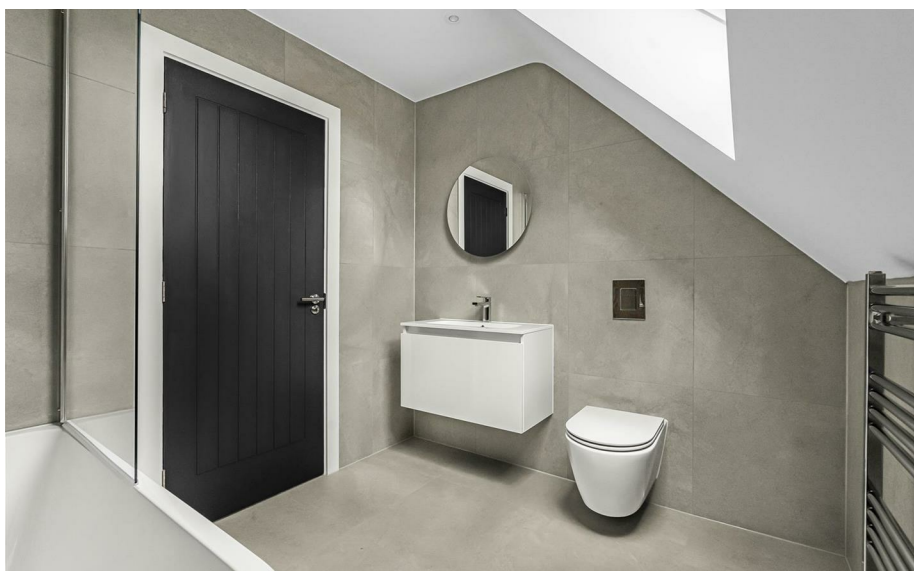
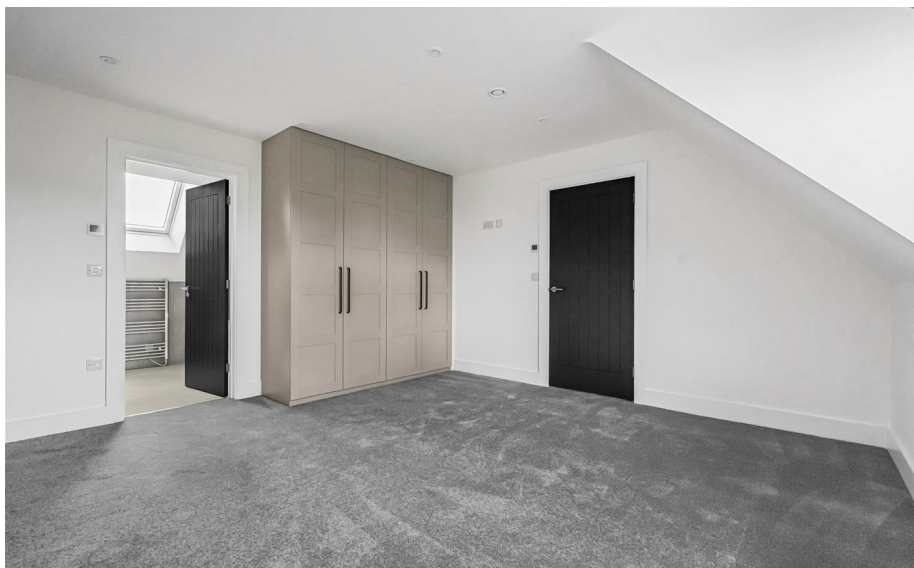
- The vendor has made us aware that, to the best of their knowledge, there have been no adaptations made to the property for accessibility requirements during their ownership.


### 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>		
(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 £950,000  
 Tenure – Freehold  
 Council Tax Band – New Build  
 Local Authority – Uttlesford







**Approximate Gross Internal Area 2577 sq ft - 239 sq m**

Ground Floor Area 1293 sq ft – 120 sq m

First Floor Area 1284 sq ft – 119 sq m

Garage Area 251 sq ft – 23 sq m



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.

