



Hills Drive, Newport, CB11 3ZB

**CHEFFINS**



## Hills Drive

Newport,  
CB11 3ZB

- Modern detached home
- Reconfigured downstairs layout with a stunning kitchen
- Four bedrooms
- En suite, shower room and family bathroom
- Enclosed garden
- Detached garage and off-street parking

An attractive, four bedroom, detached property which enjoys a prominent position within a popular residential development. The property offers beautifully presented and well-proportioned accommodation, featuring a reconfigured downstairs layout with a stunning new kitchen.

4 3 2

**Guide Price £725,000**





## 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 hall, staircase rising to the first floor with understair storage cupboard, additional built-in cupboard and doors to adjoining rooms.

### CLOAKROOM

Comprising low level WC, ceramic wash basin, heated towel rail and obscure double glazed window to the front aspect.

### KITCHEN/BREAKFAST ROOM/FAMILY ROOM

A spacious and contemporary, open plan living space comprising kitchen area with a range of base and eye level units with quartz worktop, incorporating a central island with sink unit, boiling water tap and wine cooler, built-in double oven, gas hob with extractor hood over, integrated fridge freezer, dishwasher and washing machine. The dining area and family room both have glazed doors with adjoining full height windows providing access and views to the terrace and garden.

### SITTING ROOM

Double glazed bay window to the front aspect.

## FIRST FLOOR

## LANDING

Doors to adjoining rooms and staircase rising to the second floor.

### BEDROOM 2

Double glazed window to the rear aspect, built-in wardrobes and door to:

### EN SUITE

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

### BEDROOM 3

Double glazed window to the front aspect.

### FAMILY BATHROOM

Suite comprising ceramic wash basin with vanity cupboard beneath, low level WC, panelled bath with shower attachment, separate shower enclosure, heated towel rail and obscure double glazed window to the front aspect.

### BEDROOM 4

Double glazed window to the rear aspect.

## SECOND FLOOR

## LANDING

Built-in airing cupboard and access to the loft space.

## SHOWER ROOM

Comprising ceramic wash basin with vanity cupboard beneath, low level WC, heated towel rail and shower enclosure. Velux window providing a good degree of natural light.

### BEDROOM 1

Built-in wardrobes and double glazed window to the rear aspect.

## OUTSIDE

To the side of the property is a block paved driveway providing off-street parking for several vehicles, with an EV charging point and access to the garage. The front of the property are well-stocked shrub beds and pathway leading to the entrance door. There is gated access to the rear garden which has a paved terrace, perfect for al fresco entertaining and an adjoining lawn with mature shrub beds and trees bordering.

## GARAGE

Electric up and over door, eaves storage space, power and lighting connected and double glazed door to the garden.


## VIEWINGS

Strictly by appointment with 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 £725,000  
 Tenure - Freehold  
 Council Tax Band - F  
 Local Authority - Uttlesford District Council





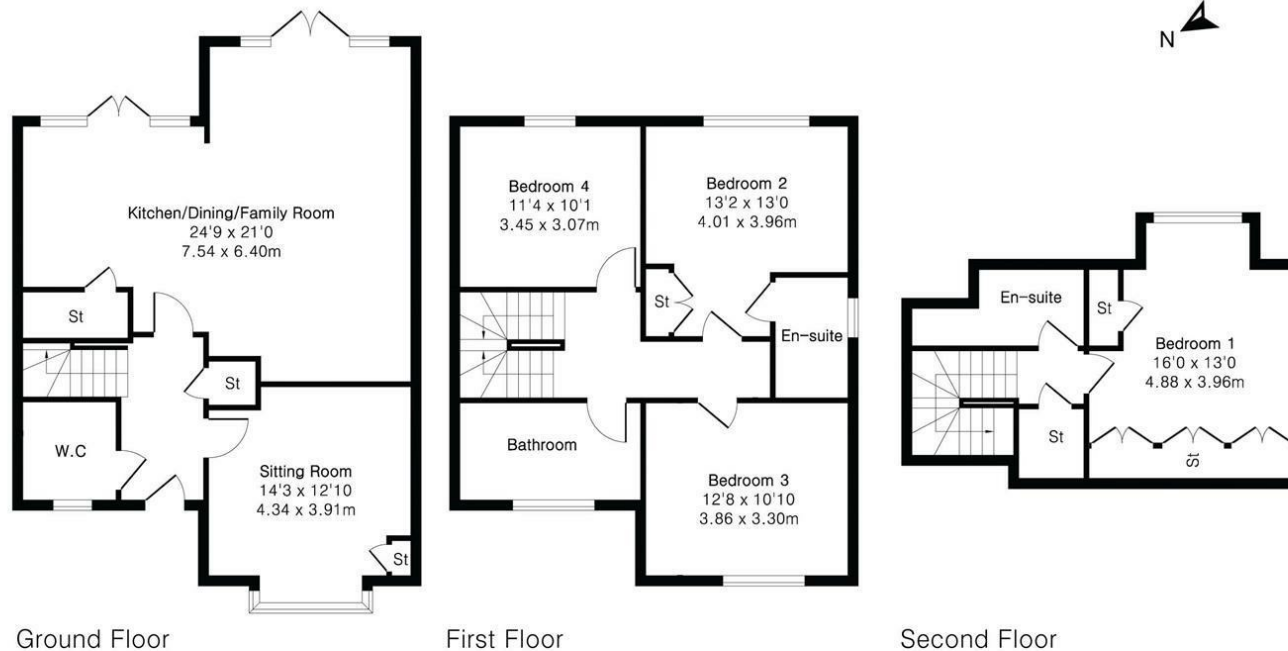


## Approximate Gross Internal Area 1646 sq ft - 152 sq m

Ground Floor Area 703 sq ft – 65 sq m

First Floor Area 629 sq ft – 58 sq m

Second Floor Area 314 sq ft – 29 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>.

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.

