



Joyce Frankland Close, Newport, CB11 3TF

CHEFFINS

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Newport,
CB11 3TF

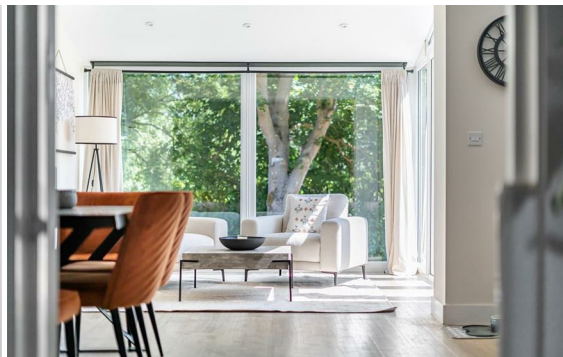
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Guide Price £695,000

- Extended four bedroom home
- Stunning open plan kitchen/dining/garden room with fully fitted air conditioning
- Bathroom & two en suites
- Driveway and garage
- Southeast facing garden which has been landscaped
- 0.7 of a mile to Newport station

An extended four-bedroom home forming part of a sought-after residential development, enjoying an attractive outlook over the adjoining greenspace to the front. The property offers bright, versatile accommodation, complemented by a south-east facing rear garden, driveway and garage.





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 understairs storage cupboard and doors to adjoining rooms.

CLOAKROOM

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

SITTING ROOM

Windows to the front and side aspects.

KITCHEN/DINING ROOM

Fitted with a range of base and eye level units with quartz worktop and hob splashback, induction hob with extractor above, integrated microwave, oven, fridge freezer, dishwasher, stainless steels sink, opening into:-

GARDEN ROOM

A vaulted room which is air conditioned and has windows to the rear and side aspects together with French doors to the side aspect with additional sliding door into:-

HOME OFFICE

Feature glazed window to the rear garden together with Velux window providing a good degree of natural light, door to:-

UTILITY ROOM

Fitted with base and eye level units with worktop over, door to:-

INTEGRAL GARAGE

Fitted with an up and over door, power and lighting connected, EV charging point.

FIRST FLOOR

LANDING

Access to the loft space, doors to adjoining rooms and airing cupboard.

BEDROOM ONE

Window to the front aspect, built-in wardrobes and door to:-

EN SUITE

Comprising ceramic wash basin, low level WC, shower enclosure, heated towel rail, tiled walls and floor.

BEDROOM TWO

Window to the front aspect and door to:-

EN SUITE

Comprising ceramic wash basin, shower enclosure, low level WC, heated rail, tiled walls and floor.

BATHROOM

Comprising ceramic wash basin, panel bath with independent shower over,

heated towel rail and obscure glazed window to the side aspect.

BEDROOM THREE

Window to the rear aspect.

BEDROOM FOUR

Window to the rear aspect.

OUTSIDE

A block-paved driveway offers off-street parking and leads to an integral garage with an EV charging point together with a block-paved path guiding you to the front door with canopy porch over with an adjoining lawn and shrubs. The rear garden features a raised porcelain patio area, perfect for al fresco entertaining with steps leading to a main lawn and a shed. An additional entertaining area includes a secluded porcelain patio under a pergola.

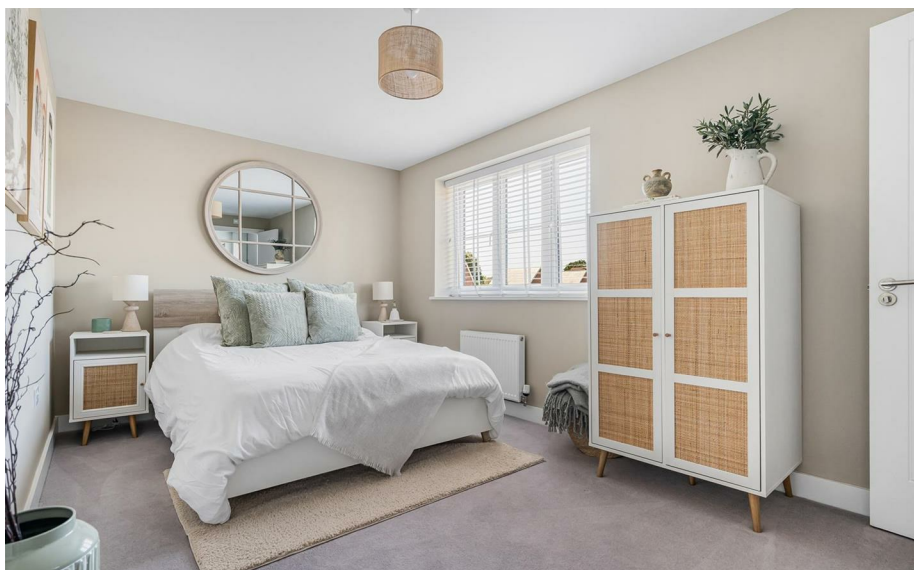
AGENT'S NOTE

Estate Management Charge - £387.81 per annum.

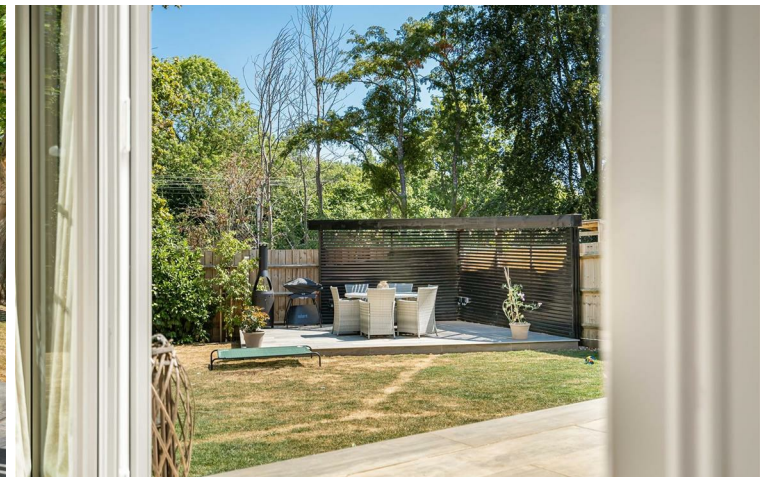
VIEWINGS

By appointment through the Agents.



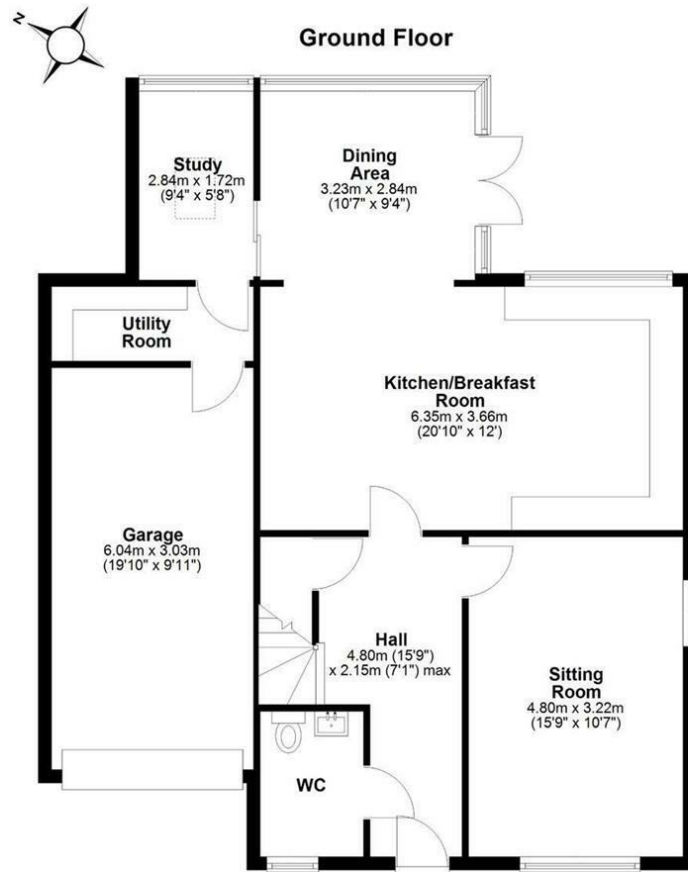


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Guide Price £695,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - Uttlesford





Gross Internal Floor Areas
Ground Floor 73 sqm (783 sqft) excluding Garage
First Floor 74 sqm (800 sqft)
Total 147 sqm (1583 sqft)

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.

