



Frambury Lane, Newport, CB11 3PY

**CHEFFINS**



## Frambury Lane

Newport,  
CB11 3PY

- Tucked-away location
- Open plan accommodation
- Underfloor heating to ground floor
- Two/three bedrooms
- Private garden
- Ample off-street parking

An individual two/three bedroom detached home situated in a secluded village location. The property offers impressive open plan accommodation, ample off-street parking and a private rear garden.

3 1 1

**Guide Price £580,000**







## 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

### VAULTED ENTRANCE HALL

Entrance door, double glazed window to the front aspect, staircase rising to the first floor with understairs cupboard and doors to adjoining rooms.

### CLOAKROOM

Comprising ceramic wash basin and low level WC.

### VAULTED SITTING/DINING ROOM

Bespoke fitted cupboard, double glazed bi-folding doors opening to the garden and Velux window providing a good degree of natural light. Opening to:

### KITCHEN

Fitted with a range of base and eye level units incorporating a central island, stainless steel sink, four ring induction hob and electric double oven, integrated fridge and freezer, Bosch dishwasher and space and plumbing for washing machine. Double glazed window to the side aspect, double glazed door opening

to the garden and Velux windows providing a good degree of natural light.

### RECEPTION ROOM/BEDROOM 3

Double glazed window to the rear aspect and double glazed door opening to the garden.

## FIRST FLOOR

### LANDING

Doors to adjoining rooms.

### BEDROOM 1

Fitted wardrobes, double glazed window to the rear aspect and glazed door opening to the Juliet balcony.

### BEDROOM 2

Double glazed windows to the front and rear aspects and recess storage.

### BATHROOM

Suite comprising ceramic wash basin with vanity unit beneath, corner shower enclosure with dual shower heads, free standing bath, low level WC and heated towel rail. Built-in airing cupboard and Velux windows.

## OUTSIDE

The property is approached via a gravelled driveway which extends through to a rear gravelled courtyard providing ample off-street parking. Adjoining the rear of the property is a large decking area for al fresco entertaining with mature beds bordering and a potting area with a timber shed.

## VIEWINGS

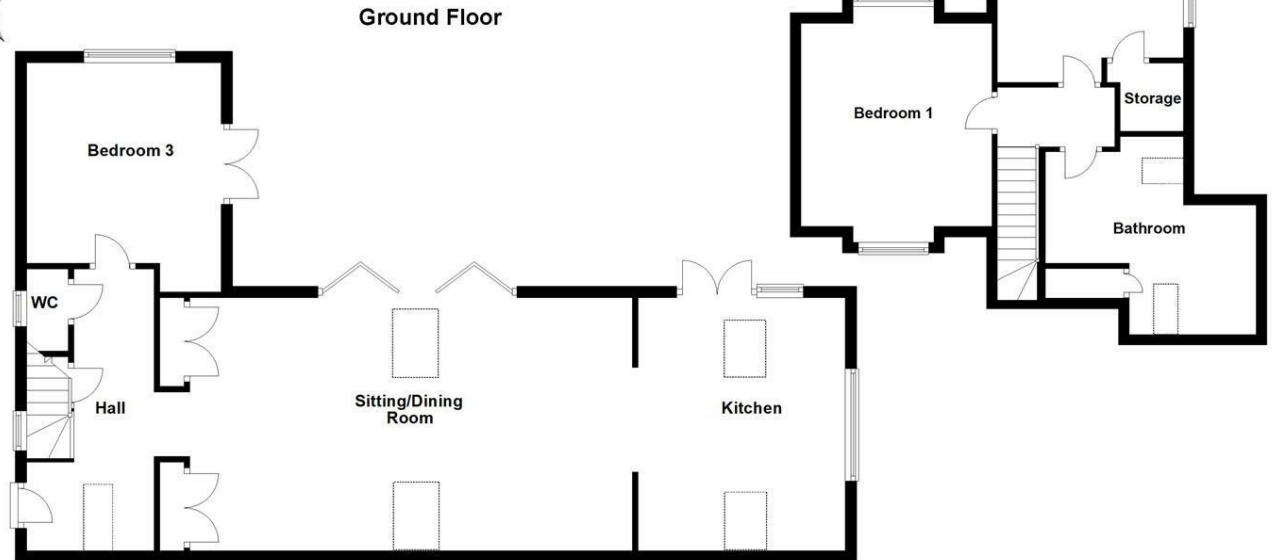
Strictly by appointment with the Agents.











Approx gross internal floor area 125 sqm (1350 sqft)

| 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 £580,000

Tenure - Freehold

Council Tax Band - E

Local Authority - Uttlesford District Council



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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.