



Redbank Close, Newport, CB11 3QQ

CHEFFINS

Redbank Close

Newport,
CB11 3QQ

3 2 2

Guide Price £600,000

- Modern, detached home
- Beautifully presented throughout
- Well-appointed kitchen/breakfast room
- Three bedrooms
- En suite and family bathroom
- Landscaped garden with entertaining space
- Off-street parking with EV charging point
- Well-served village location

A beautifully maintained, non-overlooked, double-fronted detached home in a peaceful no-through road. Walk to good local schools, village shops, amenities and direct train connections into London & Cambridge.





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

A spacious and welcoming hallway with an obscure glazed entrance door, staircase rising to the first floor with deep understairs storage cupboard, polished porcelain tiled flooring and solid timber doors to the adjoining rooms.

SITTING ROOM

A dual aspect room with windows to the front and rear providing a good degree of natural light and views over the terrace and garden beyond.

FAMILY ROOM/STUDY

A versatile room offering a multitude of uses, dependent upon needs, with window to the front aspect.

CLOAKROOM

Comprising WC with hidden cistern, vanity wash basin, heated towel rail and polished porcelain tiled flooring.

KITCHEN/BREAKFAST ROOM

The rooms enjoys an abundance of natural light via a pair of windows to the rear aspect overlooking the garden, glazed bi-folding doors providing direct access to the terrace and three Velux skylights. The kitchen comprises a range of units with quartz worktop, twin bowl sink unit, appliances including induction hob, double oven, integrated fridge freezer and dishwasher and polished porcelain flooring. Door to:

UTILITY ROOM

Space and plumbing for washing machine and tumble dryer with worktop space above and sink unit, wall-mounted gas fired boiler, built-in pantry and storage cupboards and obscure glazed window.

FIRST FLOOR

LANDING

Window to the rear aspect, solid timber doors to adjoining rooms and access to the loft space.

BEDROOM 1

A well-proportioned bedroom with window to the rear aspect overlooking the garden and views towards the nearby farmland and wooded area. Built-in wardrobe and door to:

EN SUITE

Comprising walk-in shower enclosure, vanity wash basin, WC with hidden cistern, heated towel rail, part tiled walls, tiled flooring and obscure glazed window.

BEDROOM 2

Window to the front aspect.

BEDROOM 3

Window to the rear aspect overlooking the rear garden with partial views over the countryside beyond.

BATHROOM

Comprising panelled bath with shower over, WC with hidden cistern, vanity wash basin, heated towel rail, part tiled walls, tiled flooring and obscure glazed window.

OUTSIDE

The property is well-placed within walking distance of the local facilities, schools, shops and train station, located in a small development of similar style houses in a no-through, private road. To the side of the property is a driveway providing off-street parking with an EV charging point and a useful covered storage area. The rear garden has been landscaped by the current owners with a natural stone paved terrace, in turn leading to a lawn area with raised flower and shrub borders. In addition, there is an excellent al fresco entertaining space with a Maze covered seating area, together with an outdoor kitchen/barbecue area.

AGENT'S NOTE

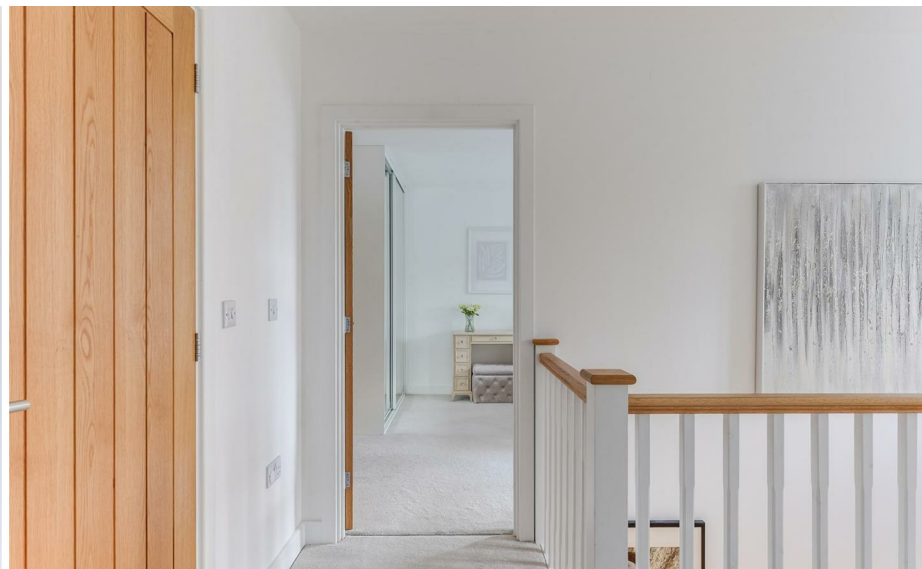
There is an Estate Management charge of £500 p.a. to cover the upkeep of the road and communal areas.

Under Section 21 of the Estate Agents Act 1979 we are obliged to draw to your attention that the vendor of this property is a Cheffins employee.

VIEWINGS

By appointment through the Agents.

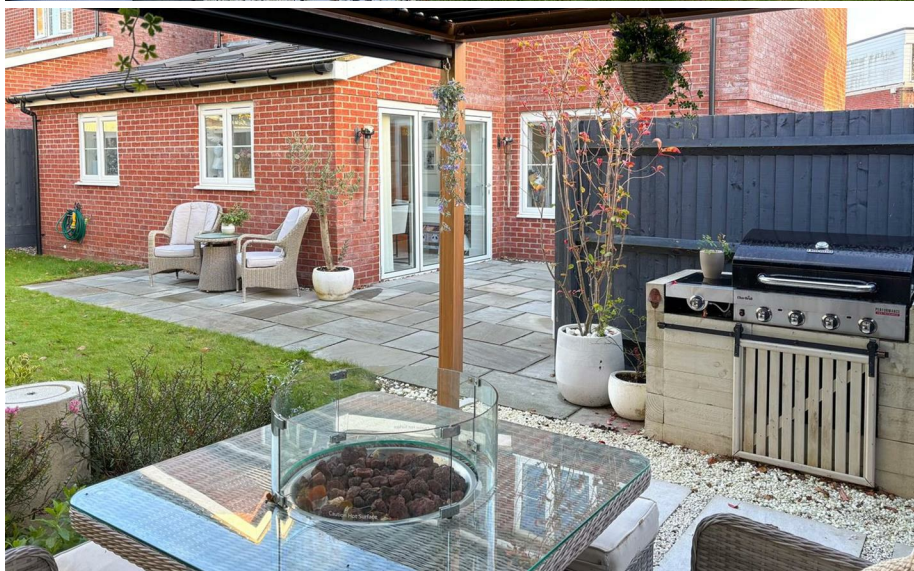




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £600,000
Tenure - Freehold
Council Tax Band - F
Local Authority - Uttlesford



Approximate Gross Internal Area
140.29 sq m / 1510.06 sq ft

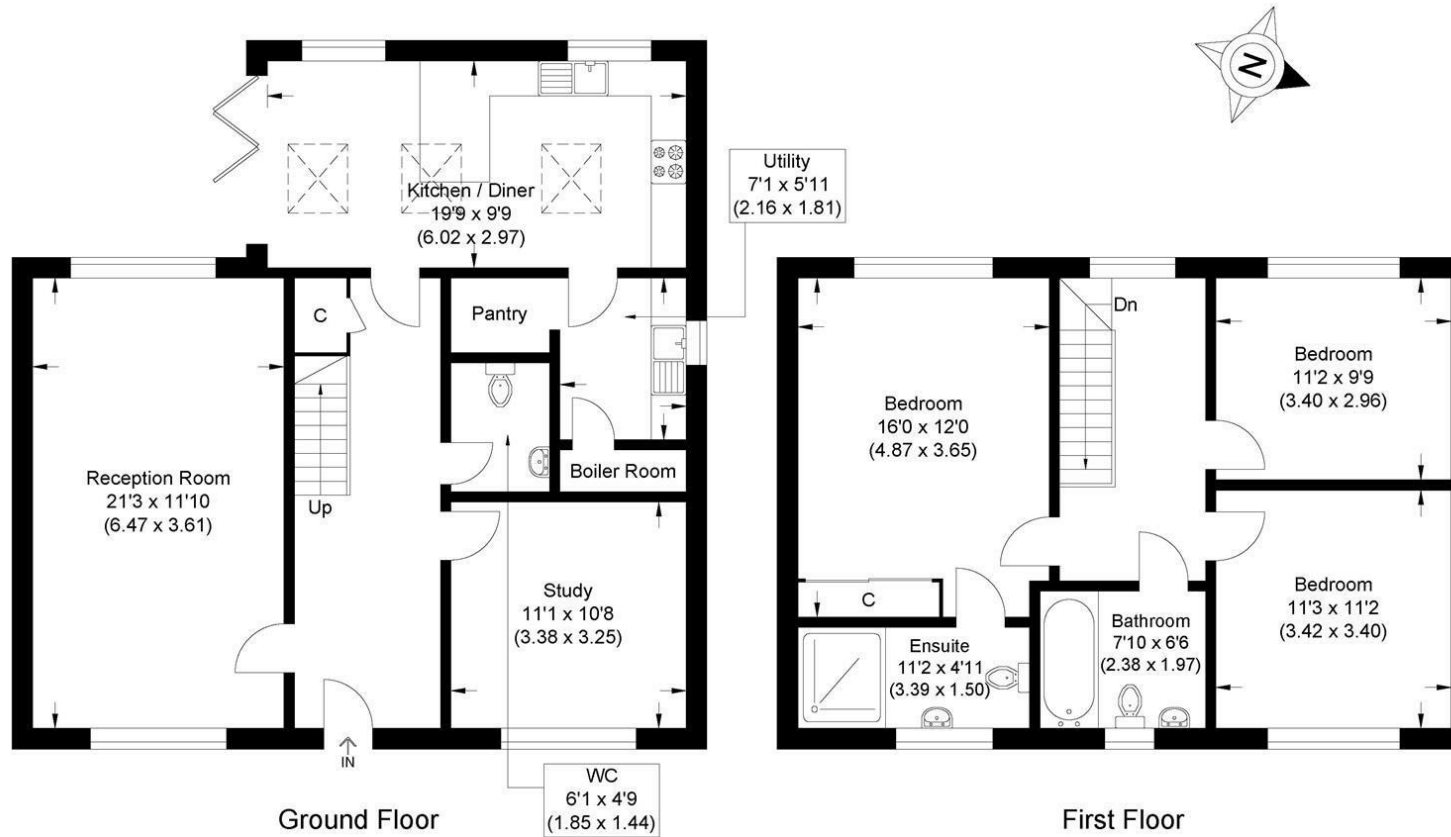


Illustration for identification purposes only, measurements are approximate, not to scale.

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.

