



Tenterfields, Newport, CB11 3UW

**CHEFFINS**



# Tenterfields

Newport,  
CB11 3UW

5 2 3

**Guide Price £850,000**

- Detached five bedroom home
- 0.7 of a mile to Newport station
- Driveway and double garage
- Five bedrooms
- Bathroom and ensuite
- South facing rear garden

A substantial, detached, five bedroom home set in a tucked-away position within a private development. The property offers versatile and well-proportioned accommodation throughout, together with detached double garage and a south facing garden.





## 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 and window to the front aspect, staircase rising to the first floor with storage cupboard under and doors to adjoining rooms.

### KITCHEN/BREAKFAST ROOM

Fitted with a range of base and eye level units with quartz worktops, five ring gas hob, electric double oven, stainless steel sink, integrated full height fridge and dishwasher. Windows to the front and side aspects and door to:

### UTILITY ROOM

Fitted with base and eye level units, stainless steel sink, space and plumbing for washing machine and tumble dryer, integrated full height freezer, window to the side aspect and part glazed door to the side aspect.

### CLOAKROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC and obscure glazed window to the side aspect.

### DINING ROOM

French doors opening to the garden.

## SITTING ROOM

Window to the front aspect, feature fireplace with gas fire and glazed French doors to the rear aspect.

### STUDY

Window to the rear aspect.

## FIRST FLOOR

### LANDING

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

### BEDROOM 1

Windows to the front and side aspects, fitted wardrobes and door to:

### EN SUITE

Comprising ceramic wash basin, low level WC, panelled bath with shower attachment, heated towel rail and obscure glazed window to the side aspect.

### BEDROOM 2

Window to the rear aspect.

### BATHROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC, panelled bath with shower attachment, separate corner shower enclosure and obscure glazed window to the side aspect.

## BEDROOM 3

Window to the rear aspect.

## BEDROOM 4

Window to the rear aspect.

## BEDROOM 5

Window to the rear aspect.

## OUTSIDE

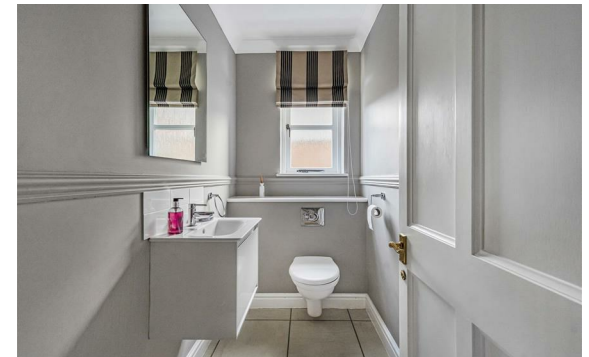
The property has a driveway providing off-street parking for several vehicles and access to the detached garage. The front garden is laid to lawn with mature beds and block paved pathway to the front door. There is gated access to the south facing rear garden which has a paved terrace, perfect for al fresco entertaining. The rest of the garden is predominantly laid to lawn with mature beds bordering.

## DOUBLE GARAGE

Up and over door, power and lighting connected and window to the side aspect.

## 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>	64	70
(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 £850,000  
 Tenure – Freehold  
 Council Tax Band – G  
 Local Authority – Uttlesford





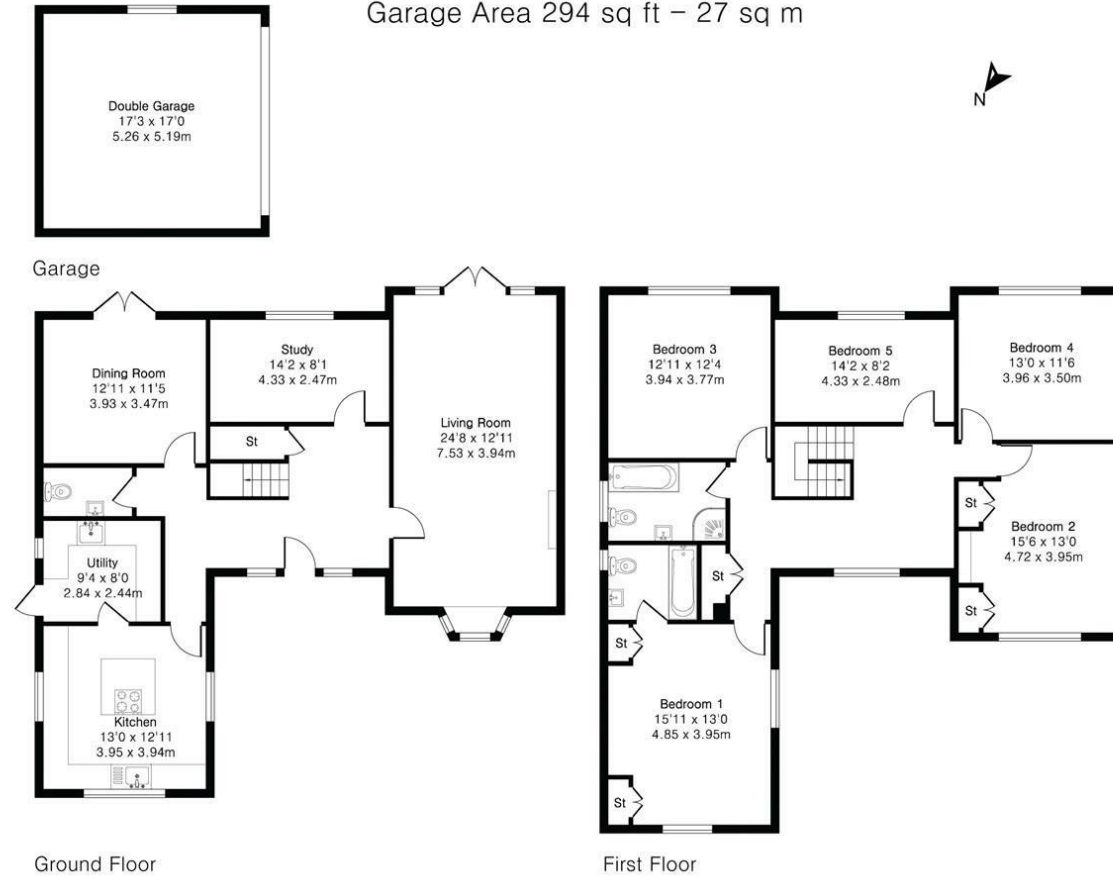


## Approximate Gross Internal Area 2280 sq ft - 212 sq m (Excluding Garage)

Ground Floor Area 1100 sq ft – 102 sq m

First Floor Area 1180 sq ft – 110 sq m

Garage Area 294 sq ft – 27 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.

