

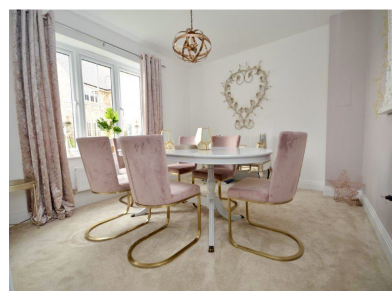


Meadowsweet Way, Newport, Saffron Walden

Price: Freehold £825,000

- Beautifully Presented
- Four Double Bedrooms
- Two En-suites
- 3 Reception Rooms
- Fantastic Kitchen/Family Room
- Superb Garden
- Double Garage
- Village Location

EPC Rating: B



Newport is a thriving village with its own village store, inns, restaurants, primary school, Joyce Frankland Academy, medical centre and recreation ground. It also has its own railway station, with a further station at Audley End approximately one mile distance (both with trains to Liverpool Street and Cambridge). The M11 access point at Stump Cross is 5 miles distance, with a further access point at Bishop's Stortford and the fine old market town of Saffron Walden is just two miles to the north-east.

This detached four bedroom home, constructed by CALA Homes, boasts good sized and well-planned accommodation and benefits from having one of the largest plots on the development. The property benefits from upgrades to the original specification including a fantastic central island in the kitchen.

Entrance:

With Amtico flooring, stairs rising to the first floor. Storage cupboard.

Cloakroom:

With Amtico flooring, low level WC, wash hand basin and towel rail.

Lounge:

14' 10" x 13' 7"

With French doors opening out onto the patio.

Study:

11' 2" x 6' 4"

Window to the front.

Dining Room:

10' 11" x 10' 8"

A bright room with window to the front.

Kitchen/Family Room:

19' 5" x 16' 6"

The real heart of the home! A fantastic fitted kitchen with ample storage space and Quartz worktops and splashbacks. The large central breakfast island provides further storage cupboards and drawers. Built-in 'Bosch' appliances to include double oven, 5 ring gas hob, dishwasher and fridge/freezer. French doors to the rear garden.

Utility Room:

5' 10" x 5' 8"

Single drainer sink unit with cupboard under, space for tumble dryer and plumbing for washing machine. Door to rear garden.

First Floor Landing:

A bright and spacious landing with window to rear, cupboard and access to loft space.

Bedroom 1:

14' 4" x 13' 7"

A fantastic master suite with built in wardrobes and window to the front.

En-suite:

Double shower cubicle with mains fed shower, low level WC and wash hand basin set in vanity unit. Towel radiator.

Bedroom 2:

13' 11" x 9' 10"

A great dual aspect room with windows to rear and side. Built in wardrobe and door to:

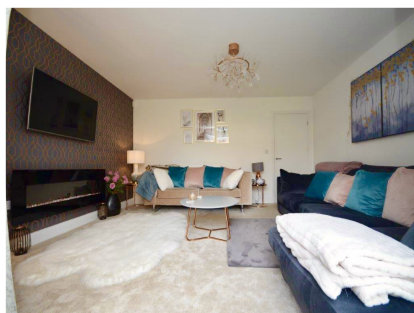
En-suite:

Shower cubicle with mains fed shower, low level WC and window to side.

Bedroom 3:

11' 7" x 10' 10"

Window to rear.



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Kevin Henry has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Kevin Henry has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SAF101204 - 0002

Bedroom 4:
11' 7" x 9' 4"
Window to front.

Bathroom:
A four piece suite comprising of double shower cubicle, panelled bath with mixer taps, Low level WC, wash hand basin set into vanity unit. Window to front.

Outside:
The front is laid to lawn with pathway from both driveway and footpath. Double driveway leading to:

Double Garage: 23' 8" x 19' 8" with electric up and over door, ample power sockets and loft storage, personal door to rear garden.

The Rear:
A fabulous rear garden having just been re-laid to lawn, fully enclosed, large paved patio area and gated side access.

Local Authority:
For further information on the local area and services, log onto www.uttlesford.gov.uk

Council Tax:
Band G.



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