



Wicken Road, Newport Saffron Walden **Freehold**



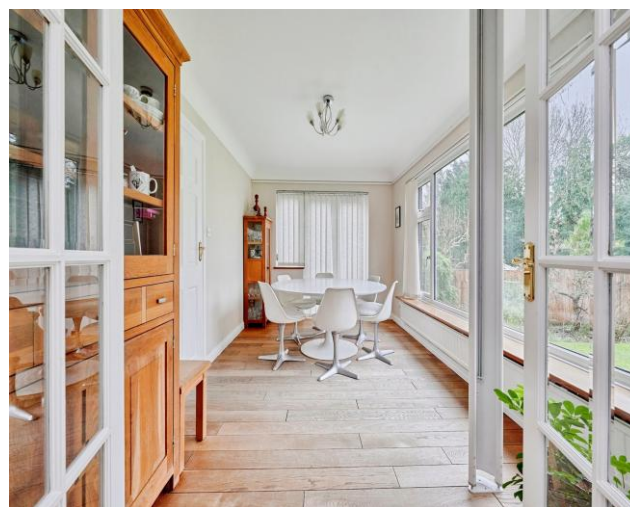
# Key Features

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- Five double bedroom detached house
- Built over three floors
- Two large reception rooms
- Well-equipped kitchen
- Two en-suites and family bathroom

This is a rare opportunity to acquire a substantial and beautifully presented five-bedroom detached family home, thoughtfully arranged over three floors and offering highly versatile living space ideally suited to modern family life.

From the moment you arrive, the property impresses with its sense of space, light, and proportion. A generous entrance porch leads into a large and welcoming reception hallway, enhanced by a high ceiling that immediately creates a feeling of openness and grandeur. The main living room is exceptionally spacious and features floor-to-ceiling glazing, allowing natural light to pour in while offering attractive views across the rear garden, making it a perfect space for both relaxing



and entertaining.

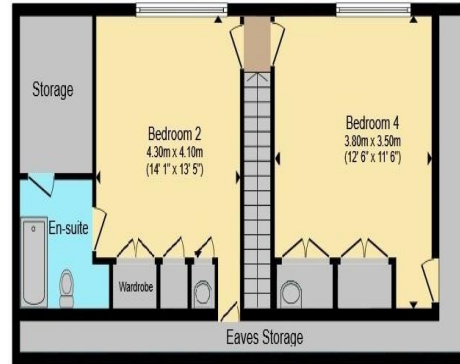
The formal dining room, also enjoying garden views, provides a warm and inviting setting for family gatherings or dinner parties. There is a lift into Bedroom 3 on the first floor. The well-appointed kitchen is designed with practicality in mind, offering ample work surfaces, extensive storage, and the added benefit of a separate pantry and a door to the garage which is ideal for family living. A conveniently located cloakroom completes the ground floor.

The first floor comprises three generous double bedrooms, including an impressive principal bedroom with en-suite facilities, along with a family bathroom serving the remaining rooms. A further staircase leads to a thoughtfully designed loft conversion, providing two additional double bedrooms, one of which benefits from its own ensuite shower room. Both bedrooms offer generous storage, along with additional boarded eaves storage. Each room also features a concealed wash hand basin neatly housed within fitted cupboards, making this versatile space ideal for older children, guests, or a dedicated home office suite.





**Ground Floor**



**Second Floor**



**First Floor**

Total floor area 230.5 sq.m. (2,481 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



Outside, the rear garden is a true highlight of the property-spacious, private, and full of character. Laid mainly to lawn with a patio area ideal for outdoor dining, it is framed by mature plants, trees, and shrubbery, creating a peaceful and secluded environment perfect for both relaxation and entertaining.

To the front, the property offers two garages along with ample driveway parking, ensuring excellent practicality for family living.

Situated within a highly sought-after village location, the home enjoys close proximity to a range of local amenities, well-regarded schools and a train station, making it ideal for commuters while retaining the charm and tranquillity of village life. Newport also benefits from a fabulous social aspect, with a wide variety of local societies and clubs creating a wonderful sense of community and offering an excellent village lifestyle. Newport is a thriving village with its own village store, inns, restaurants, primary school, Joyce Frankland Academy, medical centre, recreation ground and its own railway station 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

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