



St Leonards Close, Newport Saffron Walden £725,000 **Freehold**



Key Features

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- Impressive executive style home
- Three large reception rooms
- Spacious kitchen/breakfast room
- Four double bedrooms
- Bath en-suite to main bedroom and family bathroom

A beautifully presented and generously proportioned four-bedroom family home, offering an impressive combination of space, versatility and comfort. Set within a small and peaceful cul-de-sac, this executive-style property provides excellent accommodation arranged over two floors, together with a private rear garden, double garage and driveway parking.

The property opens into a particularly impressive entrance hallway, setting the tone for the spacious accommodation beyond. The ground floor offers three excellent reception rooms, including a welcoming living room with plenty of natural light and double doors opening directly onto the rear garden. A spacious dining room provides an ideal



setting for both family meals and more formal entertaining, while the additional study offers a quiet and versatile space for home working.

At the heart of the home is the lovely kitchen/breakfast room, fitted with a good range of wall and base units providing ample storage and workspace, together with plenty of room for a breakfast table. A door leads through to the useful separate utility room, while a downstairs cloakroom completes the ground floor. Upstairs, there are four generously sized double bedrooms. The principal bedroom benefits from its own en-suite bathroom, while the remaining bedrooms are served by a well-appointed family bathroom. Outside, the rear garden provides a lovely private setting for relaxing and entertaining, with a generous patio area leading onto a good-sized lawn. To the front, the property benefits from a driveway providing ample parking and access to the double garage. A superb opportunity to acquire an impressive and versatile family home, offering excellent proportions, multiple reception spaces and a desirable cul-de-sac setting.





Ground Floor

First Floor

Total floor area 227.0 sq.m. (2,443 sq.ft.) approx

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The property is within easy walking distance of all that Newport has to offer. 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 Stortford and the fine old market town of Saffron Walden is just two miles to the north-east.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Kevin Henry on: 01799 513632

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