



85 Frambury Lane, Newport
CB11 3PU



ARKWRIGHT & CO
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85 Frambury Lane

Newport | Essex | CB11 3PU

Guide Price £460,000

- A well-proportioned, three bedroom semi detached property
- Open plan kitchen / dining room
- Good size rear garden with garden room
- Off road parking
- Within walking distance of the village amenities and mainline train station
- EPC: C

The Property

A superb, three-bedroom, semi – detached property which has been well maintained by the current owners to provide well-proportioned accommodation throughout. There is off road parking for three vehicles and attractive rear garden.

The Setting

The village of Newport has excellent facilities including 2 public houses, general store and post office, garage, garden nursery, bakers, Doctor's surgery and church. There is a nursery and primary school and the Joyce Franklin Academy (formerly Newport Free Grammar School) awarded Academy status in 2012. For the commuter the mainline station is within a short walking distance with a regular service to London's Liverpool Street and Cambridge. Alternatively, the M11 is accessed at Bishops Stortford, Junction 8 towards London or going north, the M11/A14 can be accessed at Junction 10.

The Accommodation

In detail the property comprises an entrance hall with stairs rising to the first floor, understair storage cupboard, cloak room with W.C and wash hand basin and doors to the adjoining rooms. The superb dual aspect, open plan kitchen / dining room is fitted with a matching range of eye and base level units with granite effect work surface over an inset sink. There is space for a rangemaster cooker with gas hob and extractor fan over. Integrated appliances include fridge and dishwasher. There is ample space for a dining table and a door leads into the triple aspect conservatory with further door onto the rear garden. To the right of the kitchen is a side lobby which can be accessed from the front and rear of the property, opening into an additional store room/utility area with space and plumbing for washing machine and tumble dryer. A good size sitting room has a large window to front aspect.

The first-floor landing has stairs to the loft space and doors to the adjoining rooms. Bedroom one is a double room with window to rear aspect and countryside beyond. Bedroom two is a double room with built in storage cupboard and





window to front aspect. A third good size room has a window to front aspect. The family bathroom comprises panelled bath, shower enclosure, W.C, wash hand basin and heated towel rail.

The second floor loft storage room is currently being used as a bedroom with two Velux windows to rear aspect, built in storage cupboard and access to eaves storage. (Agent's note that the staircase to the loft space requires work to be finished).

Outside

To the front of the property is a garden laid mainly to lawn with established tree and shrub borders. A pathway leads to the front door and side lobby. Off road parking is located to the rear of the property for three vehicles and gated access to the good size rear garden. Predominantly laid to lawn with block paved pathway to the patio area providing an ideal space for alfresco dining. In addition, a timber framed outbuilding is a superb entertaining area with light and power connected.



Services

Mains electric, water and drainage are connected. Gas fired central heating. Ultrafast broadband is available and mobile signal is good.

Tenure – Freehold

Property Type – Semi -detached

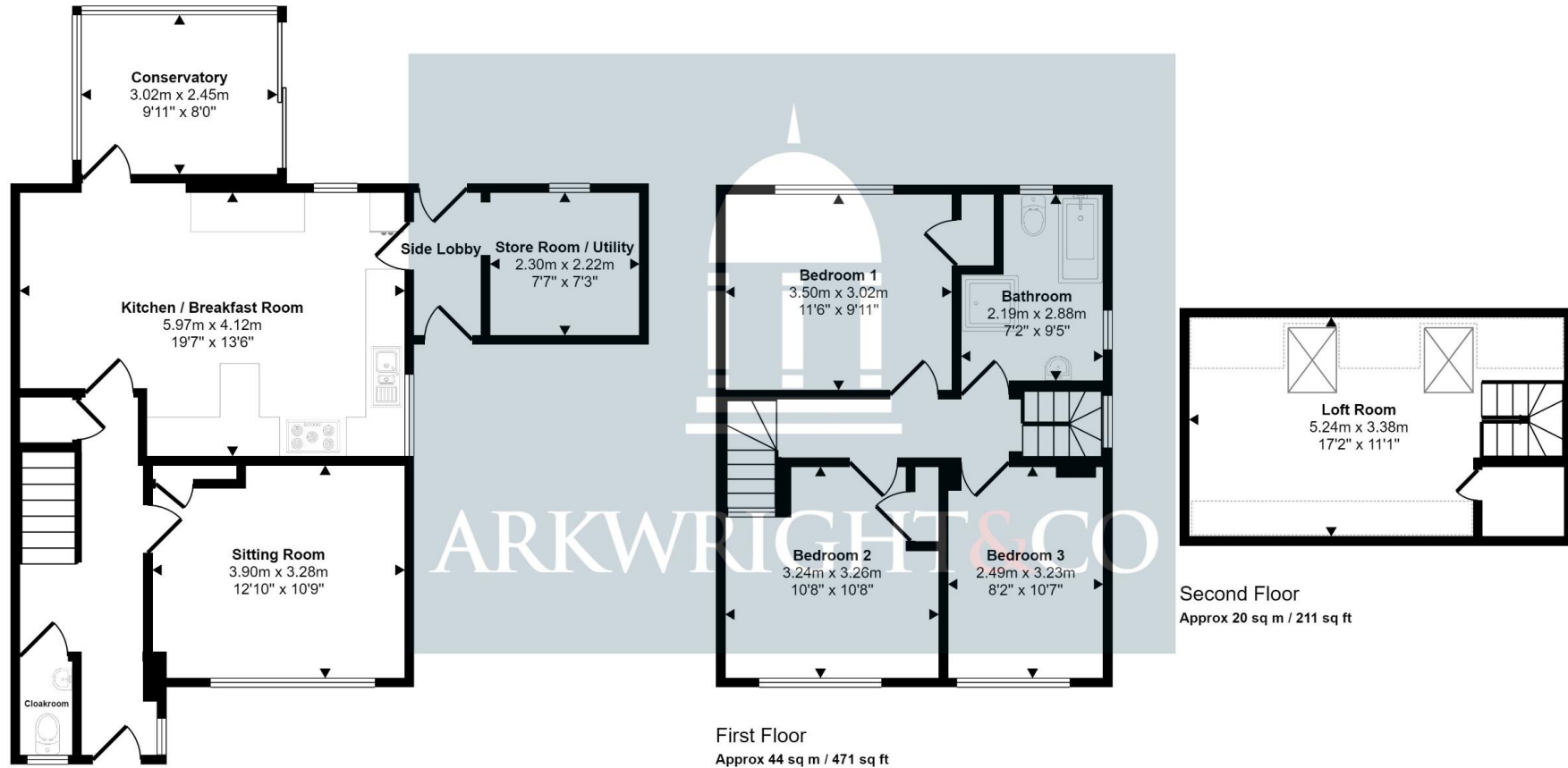
Property Construction – Brick built with tiled roof

Local Authority – Uttlesford District Council

Council Tax - D



Approx Gross Internal Area
126 sq m / 1357 sq ft



Ground Floor
Approx 63 sq m / 675 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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