



4 Pond Cross Way, Newport
CB11 3QR



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

4 Pond Cross Way

Newport | Essex | CB11 3QR

Guide Price £425,000

- A superb three-bedroom, two-bathroom end of terrace property
- Extended and renovated by the current owners
- Wonderful open plan kitchen/dining/living area
- Ground floor shower room
- Garage & off-road parking
- Landscaped rear garden
- Popular residential area
- Within walking distance of village amenities and mainline train station
- EPC: C
- Council Tax Band: C

The Property

A beautifully presented three-bedroom, two-bathroom end of terrace family home located within walking distance of amenities and mainline train station. Benefitting from a garage, off road parking and rear garden.

The Setting

Newport is an attractive, well served and much sought-after village less than 4 miles south of the historic medieval market town of Saffron Walden, featured in the Sunday Times 2017 "Best Places to Live" selection. Newport village has a mainline station providing direct and frequent rail services to London Liverpool Street and central London (1 hour journey time) and Cambridge (24 minutes journey time). Rail stations at Audley end and Stansted Mountfitchet are also just a few minutes' drive away. In addition to excellent rail links, the village also benefits from regular bus services to several surrounding locations such as Saffron Walden and Bishops Stortford. Stansted airport is 8.6 miles away.

The M11 can be accessed at Junction 8, Bishops Stortford, 10 miles away. In addition to great connections, the village also has a highly rated primary school, Newport Primary School and a successful secondary school, Joyce Frankland Academy. County High School in Saffron Walden is also within easy reach being just 3.5 miles away. In addition to 2 public houses and an Indian restaurant, Newport is also served by a GP surgery, pharmacy, general store and post office, baker, hairdresser, barber, beauty salon, nursery, florist, 2 churches and 2 garages.

The Accommodation

In detail the property comprises an entrance hall with stairs rising to the first floor, built in storage cupboard and doors to the adjoining rooms. To the right is a shower room with corner shower enclosure, W.C, wash hand basin and heated





towel rail. The generous open plan kitchen / dining / living room is filled with natural light from two Velux windows and bi folding doors leading onto the rear garden. The kitchen is fitted with a matching range of eye and base level units with worksurface over and sink unit incorporated. Integrated appliances include gas hob with extractor fan over, oven, grill and dishwasher. There is ample space for a dining table with feature log burner. An additional living area is a good size with access to under stair storage.

The first-floor landing provides access to three bedrooms, the family bathroom and storage cupboard. A generous principal bedroom has two windows to rear aspect and fitted wardrobes. Bedroom two is a double room with two windows to rear aspect and fitted wardrobes. A third bedroom is a good size with window to front aspect. The family bathroom comprises panelled bath with shower attachment over, W.C and wash hand basin.

Outside

To the side of the property is a single garage and driveway parking for two cars. There is gated side access to the superb landscaped, south west facing rear garden with a patio area, ideal for al fresco dining with the remainder of the garden laid to lawn with shrub borders.



Services

Mains electric, water and drainage are connected. Heating is gas fired. Super-fast broadband is available and mobile signal is likely.

Tenure – Freehold

Property Type – End of Terrace

Property Construction – Brick with tiled roof

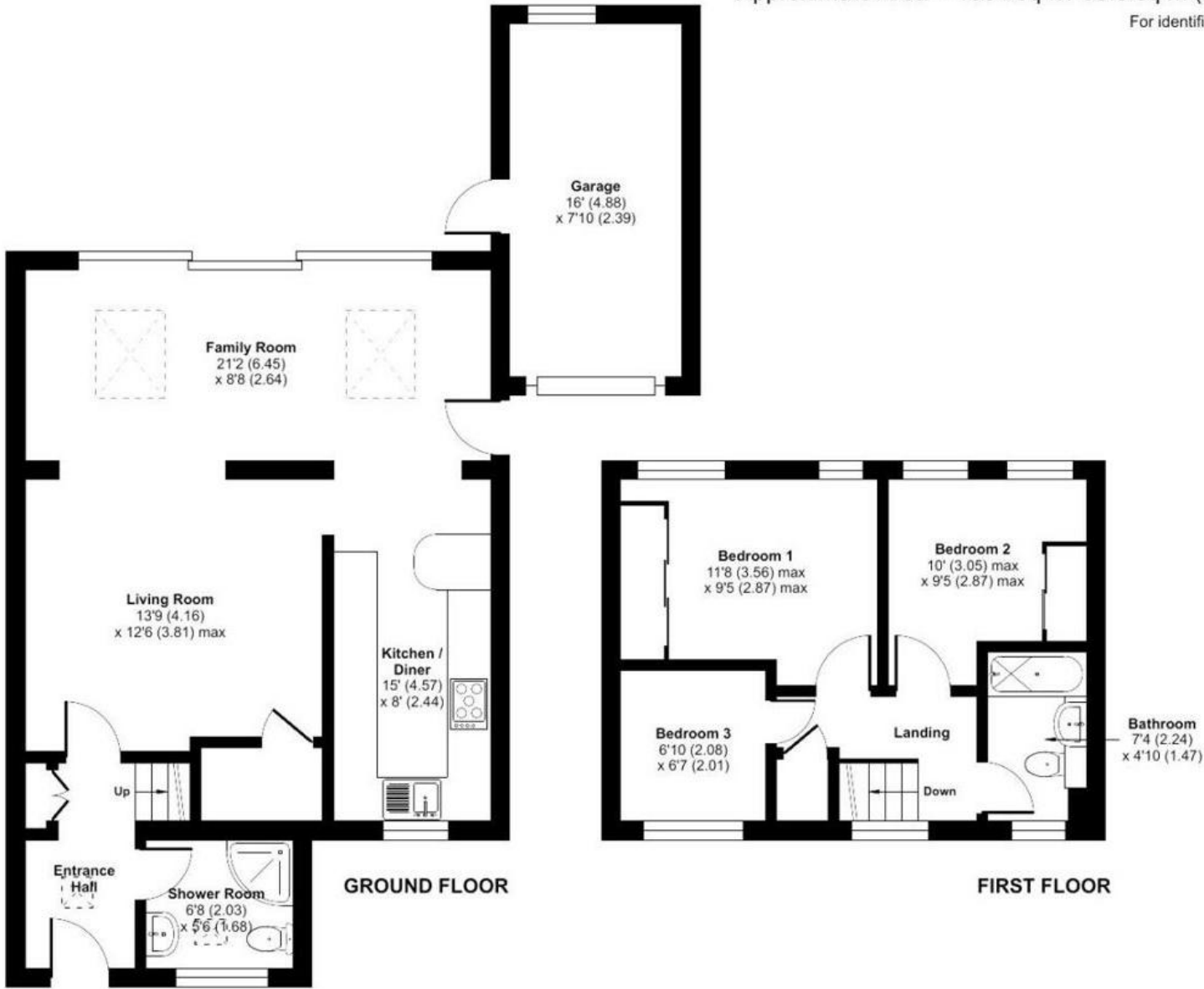
Local Authority – Uttlesford District Council

Council Tax - C



Approximate Area = 1064 sq ft / 98.8 sq m (includes garage)

For identification only - Not to scale



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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