



65 Frambury Lane, Newport  
CB11 3PU



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

# 65 Frambury Lane

Newport | Essex | CB11 3PU

## Guide Price £425,000

- A well maintained three-bedroom, semi-detached property
- Open plan kitchen/breakfast room
- Large sitting room with french doors
- Countryside views
- Ample off-road parking
- Detached double garage with light and power
- Within walking distance of the village amenities and mainline train station
- EPC: D

### The Property

A well-proportioned three bedroom semi-detached home located in a popular residential area, benefitting from off road parking, garage and 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 lobby with tiled floor, radiator and door into the entrance hall, where stairs rise to the first floor, under stair storage cupboard, cloakroom comprising W.C and wash hand basin and doors to the adjoining rooms. The large sitting room benefits from French doors to the garden, window to rear aspect, log effect electric fire and door into the generous kitchen/breakfast room. Fitted with an extensive range of matching base and eye level units with complimentary work surface over and single drainer stainless steel sink incorporated. Integrated appliances include five-ring gas hob with extractor hood over and oven under. There is space and plumbing for washing machine, dishwasher, tumble dryer and fridge/freezer. The ground floor is completed by a conservatory which could be utilised for a variety of purposes with doors to front and rear.





The first-floor landing has a window to front aspect and doors to the adjoining rooms. Bedroom one is a double room with built in wardrobes and window to rear aspect. Bedroom two is a double room with built in cupboard and window to rear aspect. A third bedroom is a good size with access to the loft hatch and window to front aspect. The family bathroom comprises panelled bath with shower attachment over, W.C, wash hand basin and heated towel rail.

### Outside

To the front of the property is a good-sized garden laid mainly to lawn with pathway to the front door and store room, which provides access to the rear garden. A large, west facing paved patio area is split on two levels with steps up to a large driveway providing off road parking for several vehicles. There is a garden shed and double garage with up-and-over-door, personal door and light and power. The rear of the property has a sliding lockable gate.



### 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

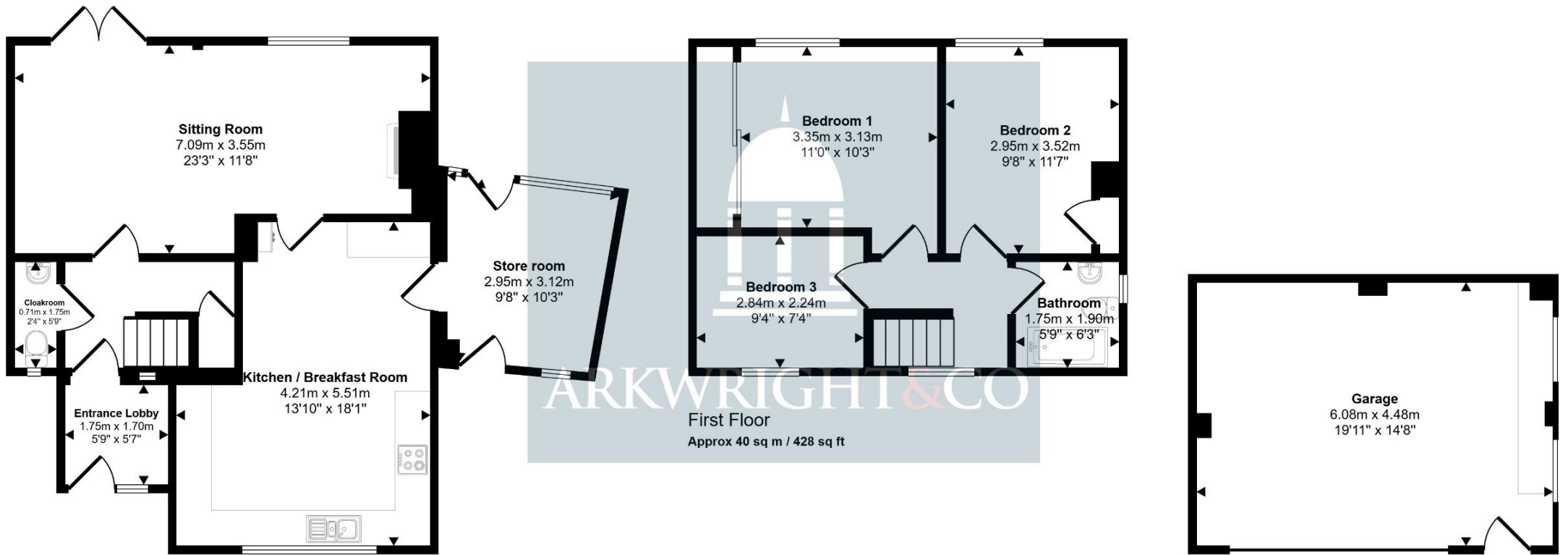
Property Construction – Brick built with tiled roof

Local Authority – Uttlesford District Council

Council Tax - C



Approx Gross Internal Area  
131 sq m / 1414 sq ft



Ground Floor  
Approx 64 sq m / 693 sq ft

Garage  
Approx 27 sq m / 293 sq ft

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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