

Kevin Henry

EST. 1988



14 WILLOW VALE, NEWPORT, SAFFRON WALDEN, CB11 3DD

1 MARKET STREET, SAFFRON WALDEN, ESSEX, CB10 1JB, SAFFRON WALDEN: 01799 513632
email: sales@kevinhenry.co.uk www.kevinhenry.co.uk

An impressive, double fronted, four bedroom, detached house situated close to schools and amenities in the sought-after village of Newport. The property benefits from spacious accommodation comprising large entrance hall leading into a bright living room with open fireplace, modern kitchen/breakfast room with integrated appliances, utility room, separate dining room, WC, and study downstairs. Upstairs offers four good size bedrooms – two with en suites - with a family bathroom and spacious landing.

PROPERTY AT A GLANCE

- Well-situated
- Impressive family home
- Four good size bedrooms
- Two en-suites
- Modern interior
- Spacious accommodation
- Garage and off street parking

To the rear of the property is a private garden, mainly laid to lawn, partly paved, with gated access to the side. To the front is driveway parking and access to the single garage. The property is well-located within a short drive of a mainline train station and offers good road links into Saffron Walden and Cambridge.

NEWPORT

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.

Asking Price £550,000





ENTRANCE HALL:

Stairs to first floor with storage cupboard under.

SITTING ROOM:

16'2" x 10'8" (4.93m x 3.25m)

Open fireplace with stone surround, oak flooring, double-glazed window to front aspect and a pair of double-glazed full-height windows leading onto the terrace and garden.

FAMILY / DINING ROOM:

9'7" x 9'7" (2.92m x 2.92m)

Double-glazed bay window to front aspect and a further double-glazed window to side aspect.

STUDY:

8'6" x 6' (2.6m x 1.83m)

Double-glazed window to side aspect with fitted shutter.

KITCHEN:

16'9" x 11'7" (5.1m x 3.53m)

Fitted with a range of base and eye-level units, granite worksurfaces, twin sink units, gas hob with double oven under, integrated dishwasher, fridge and freezer. Two pairs of double-glazed windows - one to the side aspect and the other with adjoining full-height windows leading onto the garden. Door to:

UTILITY ROOM:

Fitted with a range of base and eye-level units, granite worksurfaces, space for washing machine and tumble dryer, sink unit and obscure double-glazed door leading into the garden.

CLOAKROOM:

Comprising low-level WC and wash hand basin.

ON THE FIRST FLOOR:**LANDING:**

Airing cupboard.

BEDROOM 1:

18' x 11'8" (5.49m x 3.56m)

A dual aspect room with three double-glazed windows with fitted shutters, built-in wardrobe with sliding mirrored doors. Door to:

EN-SUITE SHOWER ROOM:

Comprising shower cubicle, wash hand basin, low-level WC and heated towel rail, obscure double-glazed window.

BEDROOM 2:

16'2" x 11' (4.93m x 3.35m)

Double-glazed windows to front and rear aspects, and built-in wardrobe. Door to:

2ND EN-SUITE:

As with the en-suite to master bedroom, this is also fitted with a shower cubicle, wash hand basin, low-level WC and heated towel rail, with obscure double-glazed window.

BEDROOM 3:

11'6" x 9'1" (3.5m x 2.77m)

Built-in wardrobe and double-glazed window to front aspect with fitted shutter.

BEDROOM 4:

8'7" x 7'10" (2.62m x 2.4m)

With oak flooring and double-glazed window to side aspect with fitted shutter.

BATHROOM:

Suite comprising panelled bath with shower attachment, wash hand basin, low-level WC and heated towel rail. Obscure double-glazed window.

OUTSIDE:

To the side of the property there is a driveway with off-street parking and access to the garage. To the rear of the property is a private garden, mainly laid to lawn, partly paved, with gated access to the side.

LOCAL AUTHORITY:

For further information on the local area and services, log onto www.uttlesford.gov.uk

COUNCIL TAX:

Band F.



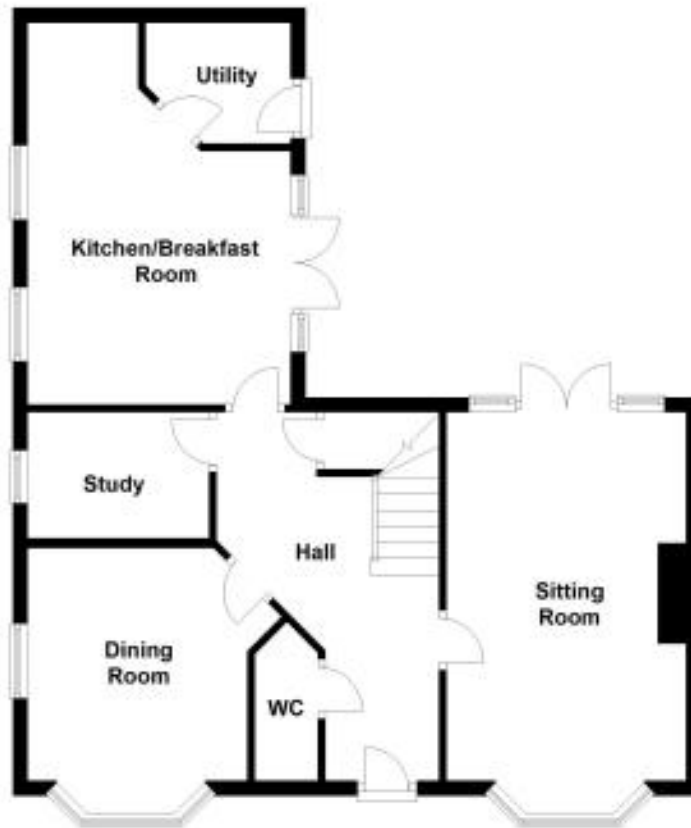




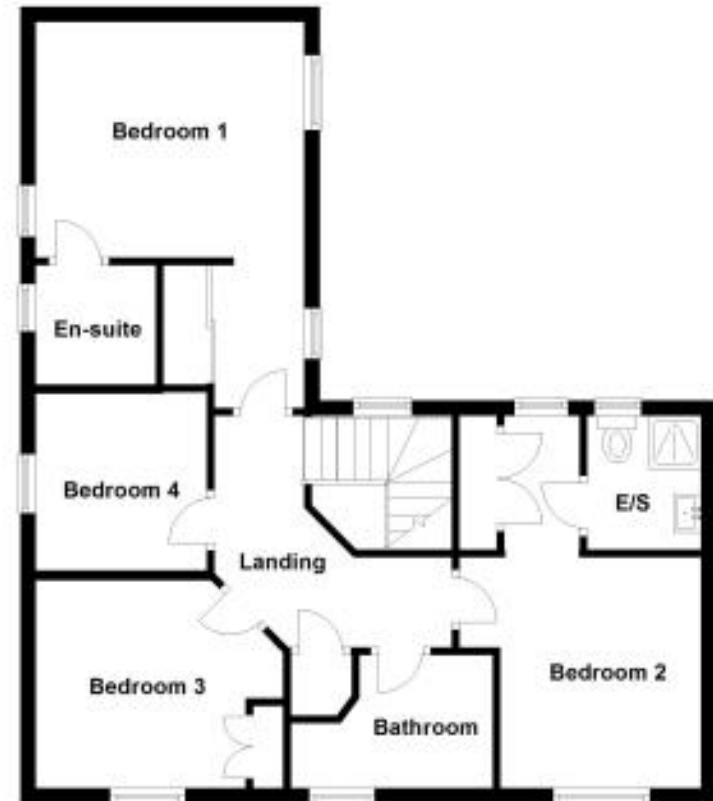
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor



Approx gross internal floor area 125 sqft (1350 sqft)

Agents Note:

For clarification, purchasers should be aware that the agent has prepared these sales particulars as a general guide. The agent has not carried out a detailed survey nor tested the services, or other specific fittings. Room sizes should not be relied upon for carpets and furnishings. The agent has not checked the legal documents to verify the freehold/leasehold status of the property. The prospective purchaser is advised to obtain verification from their surveyor. Any moveable contents, fixtures or fittings, whether wired or not, referred to in these property particulars, including any shown in photographs, are, unless stated, excluded from the sale.



Since opening in 1988, KevinHenry have sold more houses each year than any other local agent. Formed by Kevin Moll FNAEA and Henry Rowe FNAEA, we're one of the oldest estate agency partnerships in the region and we're local people who love the area. We're a forward thinking business, embracing new technology as it evolves, and refining our services in response

to changing legislation, changing markets and the development of the surrounding communities. For over 30 years, KevinHenry have been proud to offer a comprehensive range of services, delivered by a committed team of professionals. Our customer service is so good that most instructions we receive today are as the result of repeat business or recommendation.



■ FinePropertyCollection

The Fine Property Collection shows the cream of higher value properties in the area to discerning buyers across the country. Upgrading your property to the Collection gives the added benefits of interactive floor plans, quality 'glossy' brochure, additional newspaper advertising, professional photography, an upgraded web presence and much more.

email: sales@kevinhenry.co.uk www.kevinhenry.co.uk

1 Market Street, Saffron Walden, Essex, CB10 1JB Saffron Walden 01799 513632

Kevin Henry Limited is registered in England and Wales under company number 05758694, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

For the activities of advising on regulated mortgages and non-investment insurance contracts, Kevin Henry Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221