



18 Joyce Frankland Close, Newport  
CB11 3TF



**ARKWRIGHT & CO**  
RESIDENTIAL & COMMERCIAL AGENTS

# 18 Joyce Frankland Close

Newport | Saffron Walden | CB11 3TF

## Guide Price £875,000

- An executive, four-bedroom, three bathroom detached home
- High specification accommodation extending to approximately 2,008 sqft
- Principal bedroom with ensuite
- Generous enclosed garden
- Garage and off-road parking
- Ideally located in the heart of the village
- Within walking distance from the village mainline train station for direct access into London Liverpool Street and Cambridge
- EPC: B / Council Tax Band: G

### The Property

A beautiful and recently constructed 4-bedroom, three bathroom detached house comprising approximately 2,008sqft of modern light and airy living accommodation all finished to a high level of specification. The property forms part of a highly exclusive development of 24 homes built by the award-winning developer Hill Residential, enjoying a pleasant tucked away position in the heart of the village with an attractive setting overlooking the cricket pitch. The development is ideally located for ease of access to the Joyce Frankland Academy as well as to the array of location amenities this well served village has on offer, including a mainline station with direct lines to both London and Cambridge.

### 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. Waitrose, Tesco, and Aldi





supermarkets are all within a 10-minute drive. Centered around an architecturally rich and varied historic high street, Newport village is surrounded by countryside and offers a wide range of scenic walks, many of which feature on the Saffron Trail. Other local attractions include Audley End House and the beautiful market town of Saffron Walden, a 5-minute drive away, with its quaint, unspoiled medieval houses, a wide range of independent shops and eateries, a thriving market, and a full range of amenities.

### The Accommodation

In detail the property comprises an entrance hallway with stairs rising to the first floor, understair storage cupboard, cloakroom with W.C and wash hand basin and doors to the adjoining rooms. A superb open plan kitchen/dining/ living area is filled with natural light from two windows to rear aspect and patio doors opening onto the rear garden. The kitchen is fitted with a matching range of eye and base level units with integrated appliances and quartz worksurface over. In addition, the utility room is fitted with a matching range of eye and base level units with quartz worksurface over and undermounted sink. There is space and plumbing for a washing machine and door providing side access. The wonderful sitting room is a good size with bay window to front aspect. A study with window to front aspect completes the ground floor.



The light and airy first floor landing provides access to the loft hatch, built in storage cupboard and doors to the adjoining rooms. A generous principal bedroom suite has two windows to front aspect, dressing area and ensuite. Comprising shower enclosure, W.C, wash hand basin and heated towel rail. Bedroom two is a double room with window to front aspect and ensuite. Comprising shower enclosure, W.C, wash hand basin, heated towel rail and Velux window.

A third double bedroom has a window to rear aspect. The fourth double bedroom has a window to rear aspect. A family bathroom comprises panelled bath, shower enclosure W.C wash hand basin and heated towel rail.

## Outside

To the front, the property benefits from a good size block paved driveway providing off road parking for 2 two cars as well as access to the garage, with electric up and over doors. There is a small lawn area to the side with shrub borders and pathway leading to the front door.

To the rear there is a generous and private garden which is mainly laid to lawn with mature trees and shrub borders. A patio area provides an ideal space for alfresco dining. There is a personal door from the garden giving access to the garage and well as a side gateway.

## Services

Mains electric, water and drainage are connected. Gas fired central heating. Solar photovoltaic panels are fitted to the garage to provide additional electricity. Broadband is available and mobile signal is good.

Tenure - Freehold

Property Type – Detached

Property Construction – Brick with tiled roof

Local Authority – Uttlesford District Council

Council Tax – G

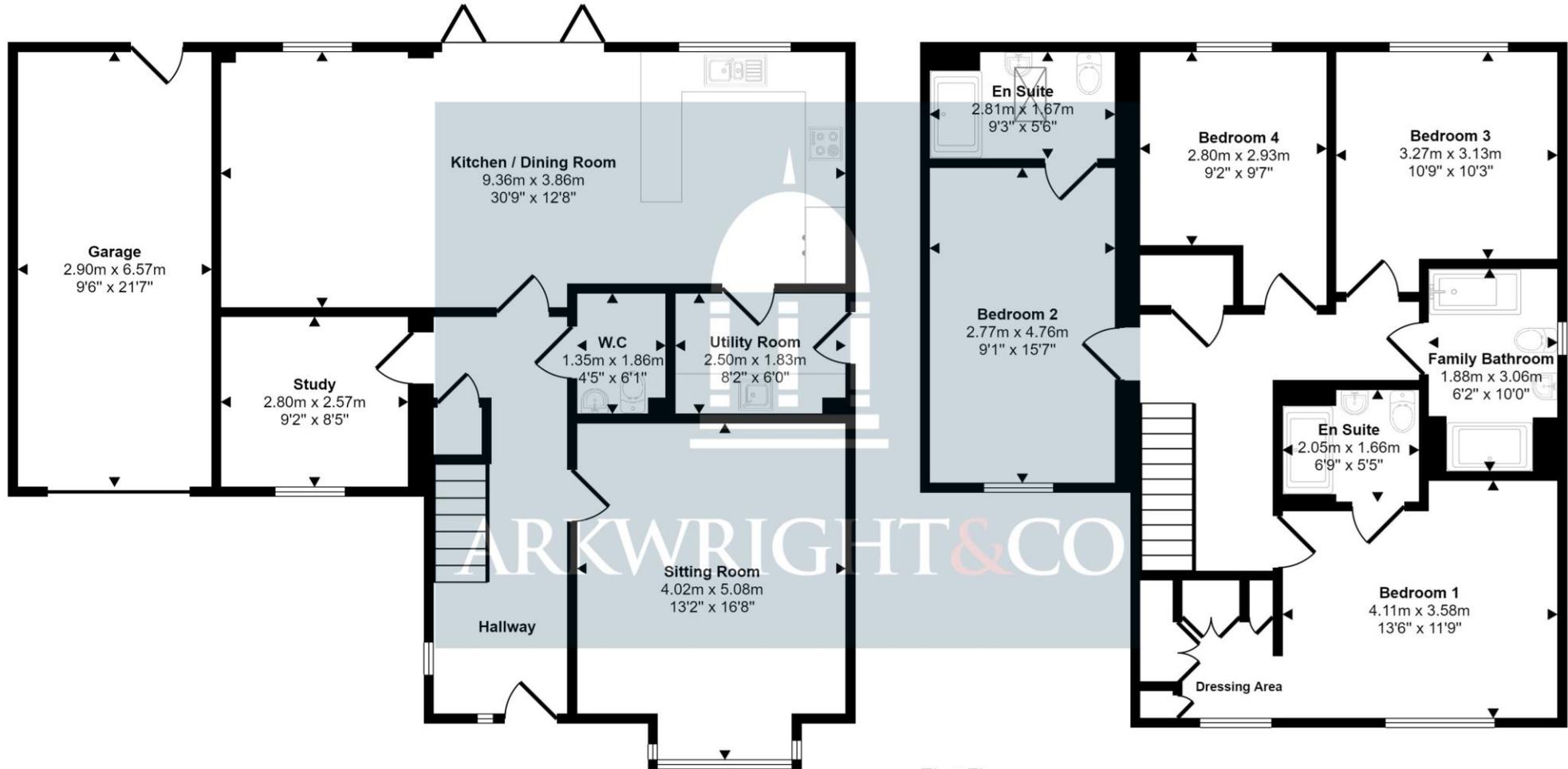
Service Charge - £425.00 per annum, reviewed yearly







Approx Gross Internal Area  
188 sq m / 2025 sq ft



Ground Floor  
Approx 104 sq m / 1122 sq ft

First Floor  
Approx 84 sq m / 904 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.



**ARKWRIGHT & CO**  
RESIDENTIAL & COMMERCIAL AGENTS



01799 668600

51 High Street, Saffron Walden Essex, CB10 5AR  
info@arkwrightandco.co.uk  
www.arkwrightandco.co.uk



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS