



53 Frambury Lane, Newport
CB11 3PU



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

53 Frambury Lane

Newport | Essex | CB11 3PU

Guide Price £495,000

- A superb four-bedroom, three bathroom semi detached property
- Extended and renovated throughout by the current owners
- Open plan kitchen/ dining area
- Principal bedroom with ensuite
- Wonderful countryside views
- Landscaped rear garden with detached garage and off-road parking
- Underfloor heating throughout ground floor
- Walking distance of mainline train station

The Property

A wonderful four-bedroom, three-bathroom semi – detached property which has been extended and remodeled by the current owners to the highest standard, providing well-proportioned accommodation over three floors. There is off road parking for two/three vehicles, detached garage 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 porch with door leading into an entrance hallway with stairs rising to the first floor and doors to the adjoining rooms. The generous sitting room has a window to front aspect, access to an understair storage cupboard and sliding pocket doors into the superb open plan kitchen/dining room. A wonderful room filled with natural light from two sets of patio doors and window to rear aspect. The kitchen is fitted with a range of eye and base level units with quartz worksurface over and undermounted 1 ½ bowl sink. Integrated appliances include induction hob with extractor fan over, two ovens, dishwasher and fridge with freestanding freezer. There is ample space for a dining table and door leads into the utility room, fitted with matching unit, wooden worksurface and sink unit





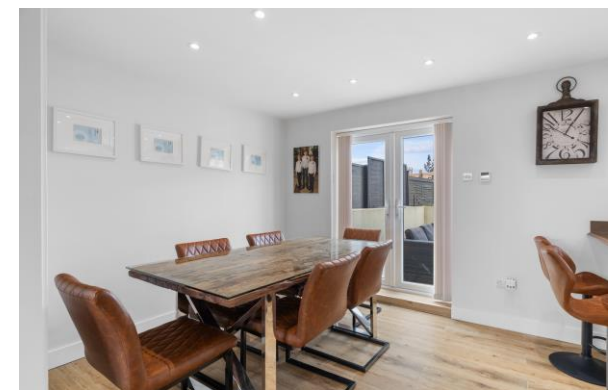
incorporated. There is space and plumbing for appliances. The ground floor is completed by a shower room with double shower enclosure, W.C and vanity unit with wash hand basin.

The first-floor landing provides access to three bedrooms, study, family bathroom and stairs to the second floor. Bedroom two is a double room with built in cupboard and window to front aspect. Bedroom three enjoys wonderful views over the adjoining countryside and built in wardrobes. A fourth double bedroom has a window to rear aspect. The family bathroom comprises 'P' shaped panelled bath, W.C and wash hand basin.

The second-floor landing leads to the generous principal bedroom with two windows with uninterrupted countryside views. A shower room comprises double shower enclosure, W.C and dual vanity unit.

Outside

To the front of the property is a hard landscaped area with pathway to front door and raised beds. Off road parking is located to the rear of the property for two/three vehicles and gated access to the landscaped rear garden.



Predominantly laid to lawn with paved pathway to the patio area providing an ideal space for alfresco dining. In addition, a detached garage benefits from light and power connected.

Services

Mains electric, water and drainage are connected. Heating is gas fired. Ultrafast broadband is available and mobile signal is good.

Tenure – Freehold

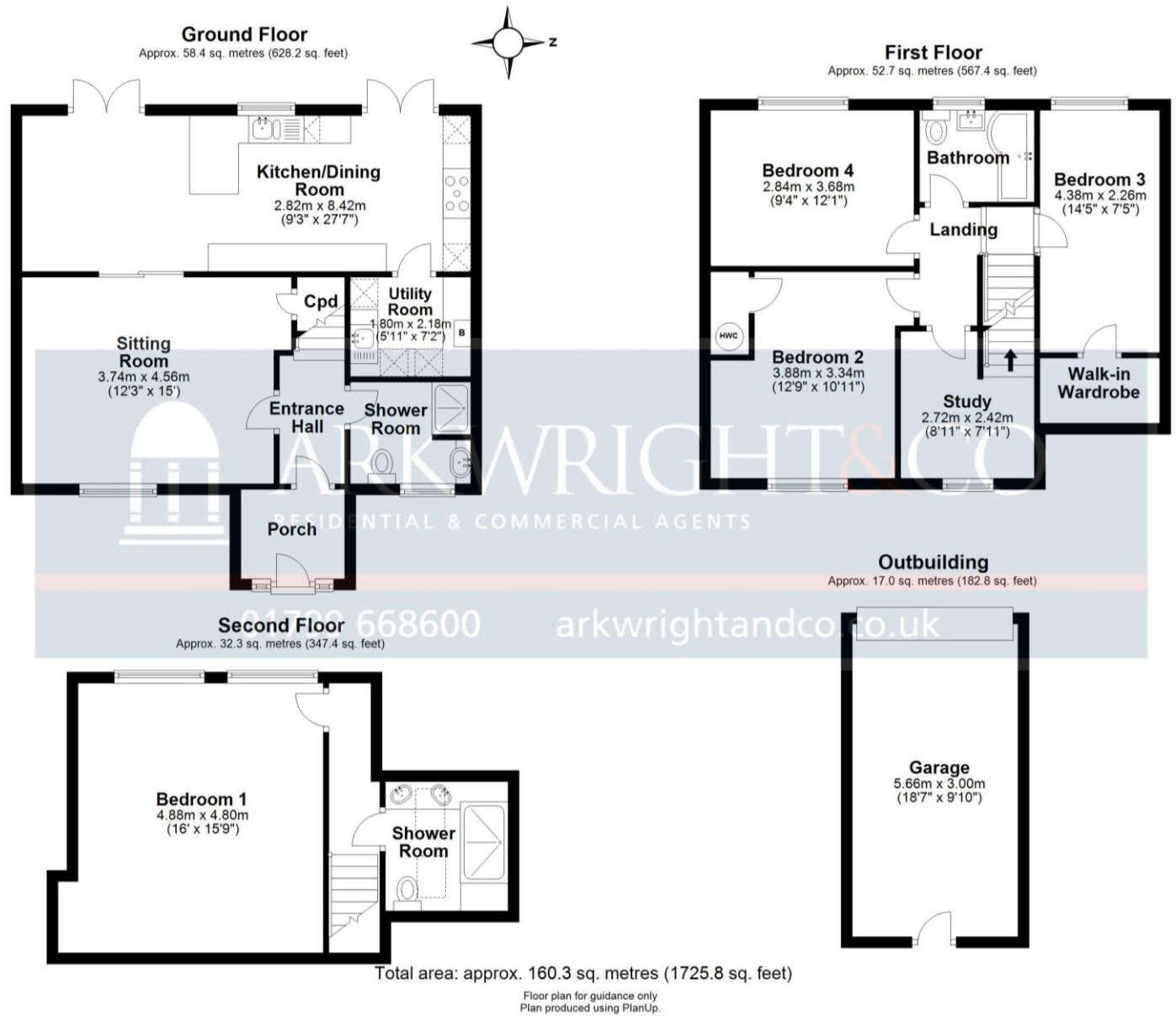
Property Type – Semi-detached

Property Construction – Brick with tiled roof

Local Authority – Uttlesford District Council

Council Tax - C





Floor plan for guidance only
Plan produced using PlanUp.

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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