



59 Wicken Road, Newport  
CB11 3QH



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RESIDENTIAL & COMMERCIAL AGENTS



# 59 Wicken Road

Newport | Essex | CB11 3QH

Guide Price £675,000

- A well-proportioned four-bedroom, two bathroom detached family home
- Open plan kitchen area
- Two reception rooms
- Good size, south facing rear garden
- Garage and off-road parking
- EPC: E / Council Tax Band: F

## The Property

A well-presented four-bedroom, two bathroom detached property ideally located within walking distance of the village amenities and mainline train station. Benefiting from off road parking, garage and attractive 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. 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 of an entrance hall with stairs rising to the first floor and doors to the adjoining rooms. To the left is a wonderful, dual aspect living room filled with natural light and electric, wall mounted fire with double doors opening into the dining room. A good size room with window to rear aspect. The kitchen is fitted with a matching range of eye and base level units with wooden worksurface over and sink unit incorporated. Integrated appliances





include electric oven with gas hob and extractor fan over and dishwasher. The good size pantry has space and plumbing for a freestanding fridge/freezer, washing machine and tumble dryer. The kitchen opens into a light and airy, dual aspect family room with double door leading onto the garden. The ground floor is completed by a shower room comprising W.C, wash hand basin and shower enclosure.

The first-floor landing benefits from natural light with window to rear aspect, access to loft hatch, built in cupboard with hot water cylinder and doors to the adjoining rooms. Bedroom one is a generous room with built in storage and window to rear aspect. Bedroom two is a double room with window to front aspect, built in storage cupboard and door leading into a third, double room with window to front aspect. A fourth good size bedroom has a window to front aspect. The family bathroom comprises panelled bath with power shower attachment, W.C, wash hand basin and heated towel rail.

### Outside

To the front of the property is driveway parking for two/three vehicles with access to the detached garage with timber double doors and light and power connected. There is an additional patio/seating area and gated side access to the



attractive, south facing rear garden, laid predominantly to lawn with established tree and shrub borders. In addition, there are raised beds, timber shed with power connected and wrap around patio area, providing an ideal space for outdoor entertaining and alfresco dining.

### Services

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

**Tenure** – Freehold

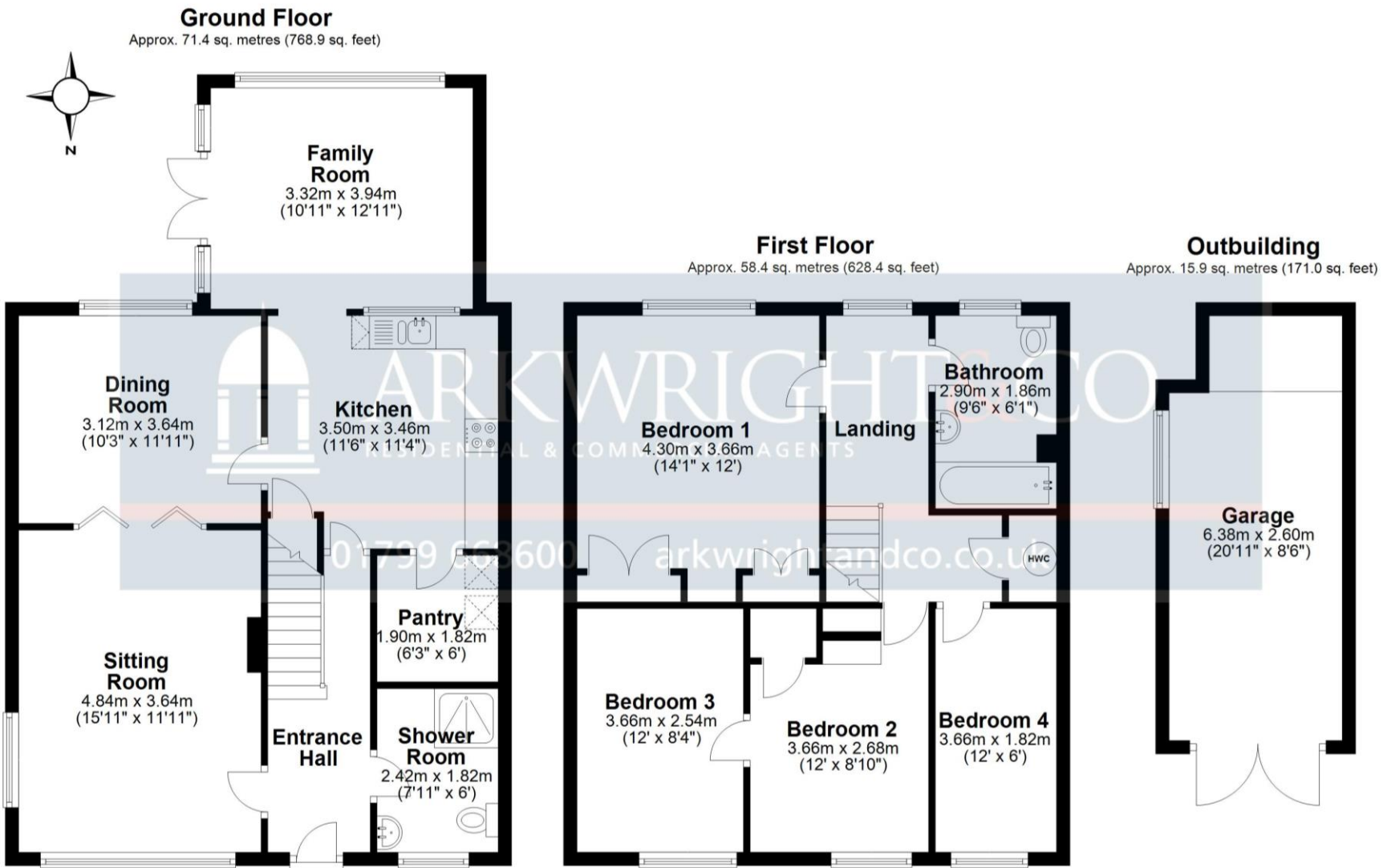
**Property Type** – Detached

**Property Construction** – Brick with tiled roof

**Local Authority** – Uttlesford District Council







Total area: approx. 145.7 sq. metres (1568.3 sq. feet)

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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