



Frambury Lane, Newport Saffron Walden **Freehold**

Key Features

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- Well presented four bedroom family home
- Accommodation arranged over three floors
- No onward chain
- En-suite to main bedroom plus family bathroom and downstairs shower room
- Large kitchen/diner

Beautifully presented four-bedroom semi-detached family home arranged over three floors, offering exceptionally versatile living accommodation and an enviable west-facing garden backing directly onto open fields. A welcoming entrance porch leads into the hallway, which in turn opens into a generous living room providing an inviting space for relaxing and entertaining. The hallway also leads through to an impressive kitchen/dining room, creating a superb hub of the home with excellent space for both everyday family life and entertaining.

The ground floor is further complemented by a useful utility room and a contemporary shower room.

On the first floor are three well-proportioned

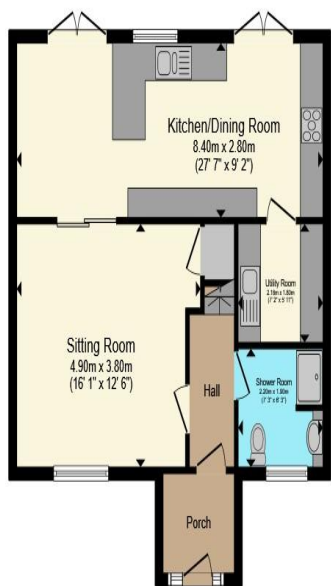


double bedrooms, together with a beautifully appointed family bathroom. There is also a versatile study, which could readily be utilised as a fifth bedroom if required, making this an exceptionally flexible home. Bedroom four further benefits from its own walk-in wardrobe. Stairs rise from the study area to the second floor, where the impressive principal bedroom enjoys a wonderful sense of privacy and space, together with a modern en-suite shower room. Outside, the west-facing rear garden is a particular feature, enjoying a pleasant outlook over adjoining fields and providing a wonderful setting for outdoor relaxation and entertaining. To the rear there is also a garage and two allocated parking spaces.

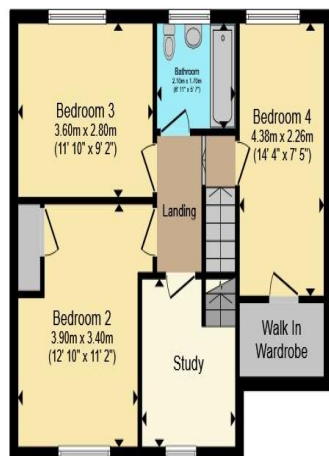
The property is offered chain free, is ready to move straight into and is ideally positioned within walking distance of the train station, making it equally appealing to families and commuters.

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





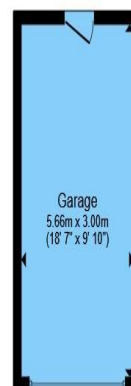
Ground Floor



First Floor



Second Floor



Garage

Total floor area 160.6 sq.m. (1,728 sq.ft.) approx

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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.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Kevin Henry on: 01799 513632

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