



## Bullfields, Newport Saffron Walden

**Price: Freehold £300,000**

- Three bedrooms
- Private Garden
- Garage
- Central Village location
- West facing garden
- Short walk to train station

EPC Rating: D



A good sized three bedroom family home with accommodation to comprise, cloakroom, kitchen, large living room with dining area, three bedrooms and a family bathroom on the first floor. The property has the benefit of an attractive, private, west facing garden, with garage and parking. It is just a short walk to the railway station.

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.

**Entrance Hall:**

Accessed via uPVC door, stairs to first floor with open storage under.

**Cloakroom:**

White suite of low level WC and wash hand basin. Wall-mounted gas boiler and window to rear.

**Kitchen:**

11' 3" x 7' 10" (3.42m x 2.38m)

A range of base and eye level units providing ample work and storage space, built in oven, gas hob and extractor over. Plumbing for washing machine and dishwasher. Serving hatch. Window overlooking garden.

**Lounge/Dining Room:**

17' 5" x 13' 10" (5.30m x 4.21m)

A bright, well-sized room with two windows to the front.

**First Floor Landing:**

Airing cupboard and access to loft space.

**Bedroom 1:**

11' 5" x 11' (3.47m x 3.35m)

Window to rear.

**Bedroom 2:**

10' 10" x 9' 11" (3.30m x 3.02m)

Window to front.

**Bedroom 3:**

7' 10" x 7' 2" (2.38m x 2.18m)

Window to front.

**Bathroom:**

White suite comprising panelled bath with mains fed shower over, low level WC and wash hand basin. Towel radiator and window to rear.

**Garden:**

To the rear is a well-landscaped garden mainly laid to patio with raised borders. Personal door to garage. Gated rear access.

**Garage:**

With metal up and over door, driveway to front.

**Local Authority:**

For further information on the local area and services, log onto [www.uttlesford.gov.uk](http://www.uttlesford.gov.uk)

**Council Tax:**

Band C.



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Kevin Henry has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Kevin Henry has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SAF100970 - 0001



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