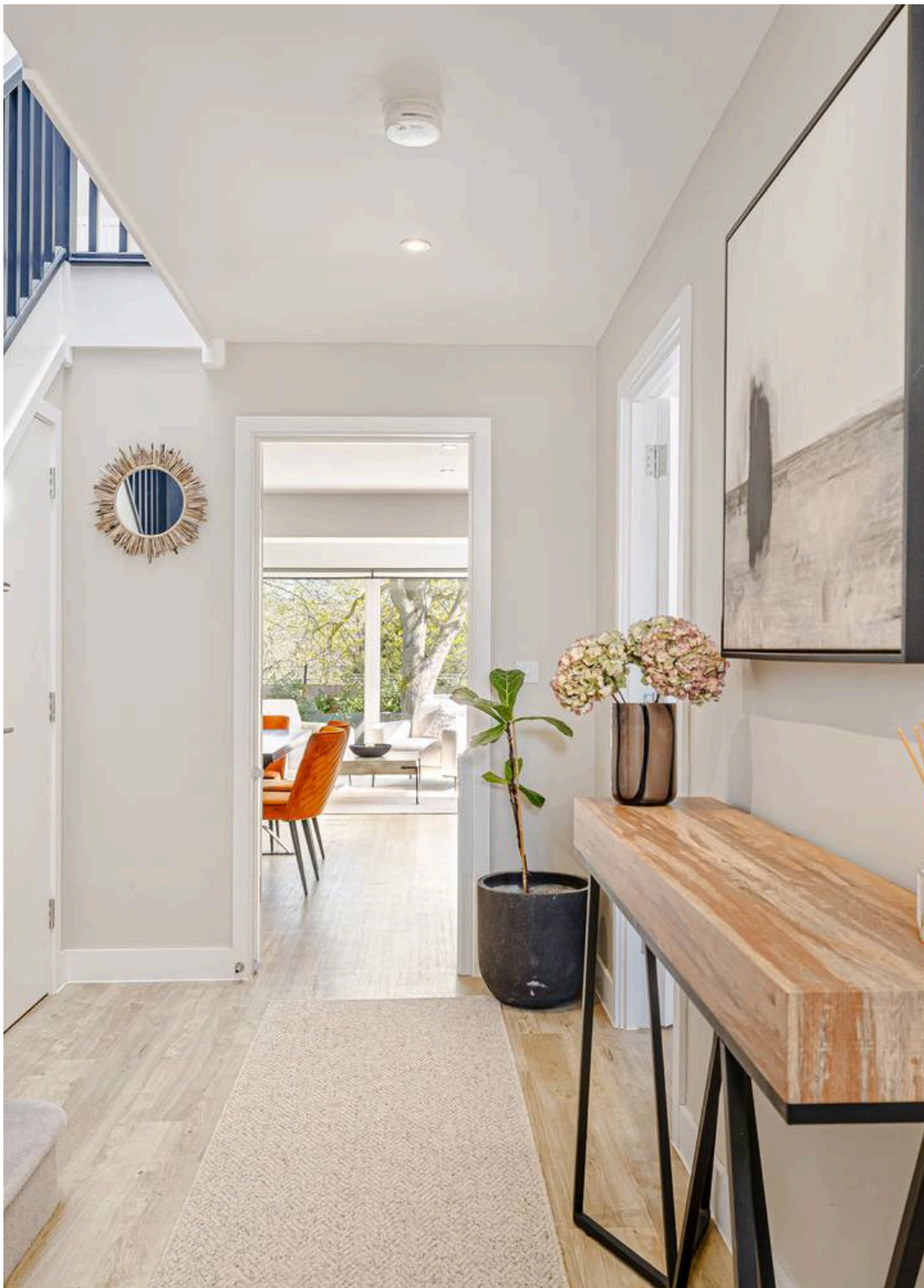




16 Joyce Frankland Close  
Newport





## 16 Joyce Frankland Close

Newport, Saffron Walden

Built by award-winning developers 'Hill Residential' in 2022, **16 Joyce Frankland Close** is a beautifully presented four-bedroom detached family home. The current owners have thoughtfully enhanced the property, creating a stylish and versatile living space that spans approximately 1,583 square feet. Located just a short walk from Joyce Frankland Academy secondary school and Newport train station, this home offers convenient commuting links to London Liverpool Street, Cambridge, and the soon-to-open Cambridge South at Addenbrooke's Hospital.

Occupying a desirable position within this sought-after Newport development, the house combines the appeal of a modern build with a number of carefully considered improvements, most notably the impressive rear extension, which has transformed the ground floor. At the heart of the home is a superb open-plan kitchen/dining room, designed for both everyday family life and entertaining, which now flows seamlessly into a stunning garden room. With extensive glazing and a vaulted ceiling, this space is flooded with natural light and enjoys wonderful views across the garden, creating an exceptional connection between inside and out and further benefits from air conditioning.

The ground floor is further complemented by a separate sitting room, ideal for quieter evenings, together with a dedicated study, utility space and access through to the garage, giving the property excellent flexibility for modern working and busy family life.

Upstairs, the first floor is equally well presented, with four generous bedrooms arranged around a spacious landing. The principal bedroom benefits from fitted wardrobes and a stylish en suite shower room, while the second bedroom also enjoys en suite facilities. The remaining bedrooms are served by a beautifully appointed family bathroom, all finished in a smart, contemporary style that reflects the quality seen throughout the house.



Outside, the rear garden is a particularly attractive feature, laid mainly to lawn with a ceramic paved terrace adjoining the house and a further sheltered seating area positioned at the far end, creating a wonderful entertaining space with power and lighting. Backing onto a mature tree line, the setting feels private and established. To the front, there is driveway parking and access to the garage.

A superb modern family home, ready to move straight into.

**Agents Notes:**

Tenure: Freehold

EPC Band B

Uttlesford District Council - Tax Band F - £3,364.72pa

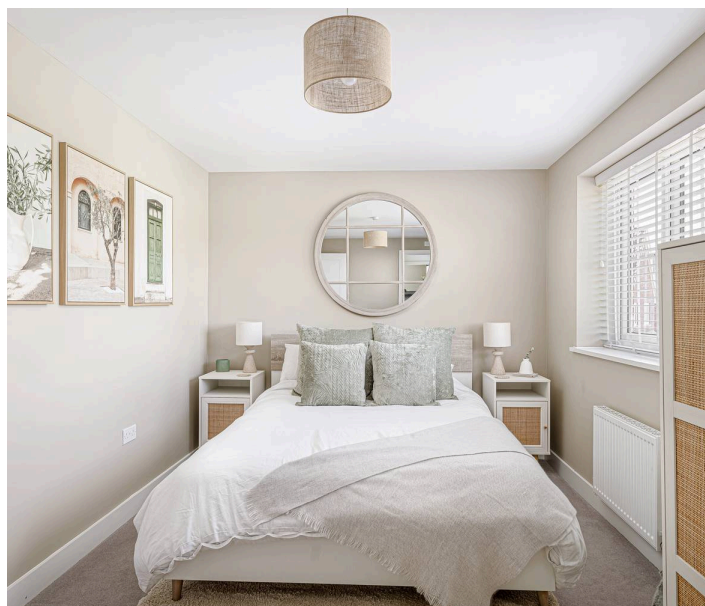
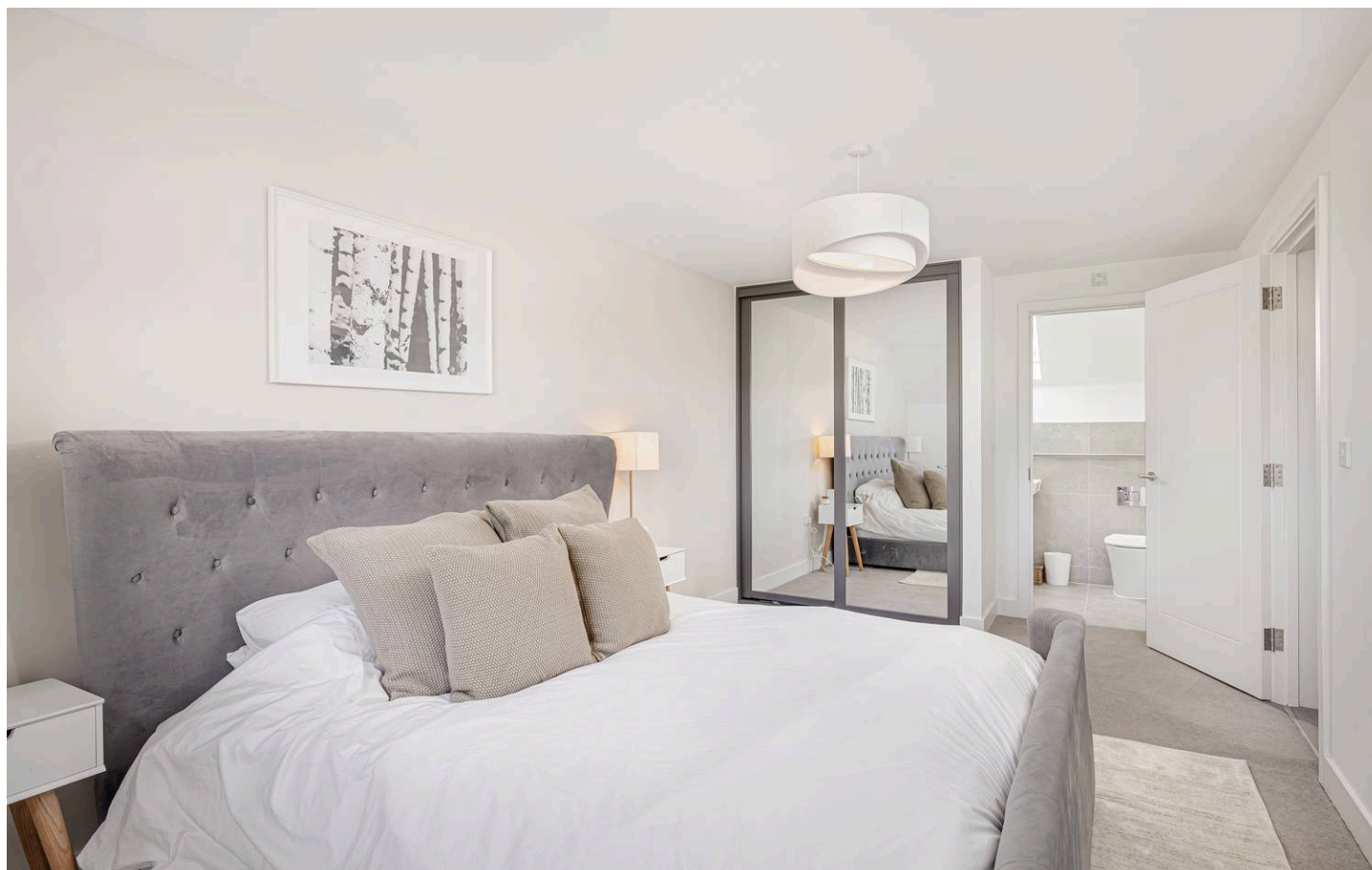
All Mains Services Connected & Solar Panels.

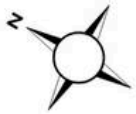
Mobile Coverage: Good Indoor & Outdoor Coverage Across All Major Networks (Ofcom)

Broadband Coverage: Ultrafast Available, 1,000 Mbps (Ofcom)

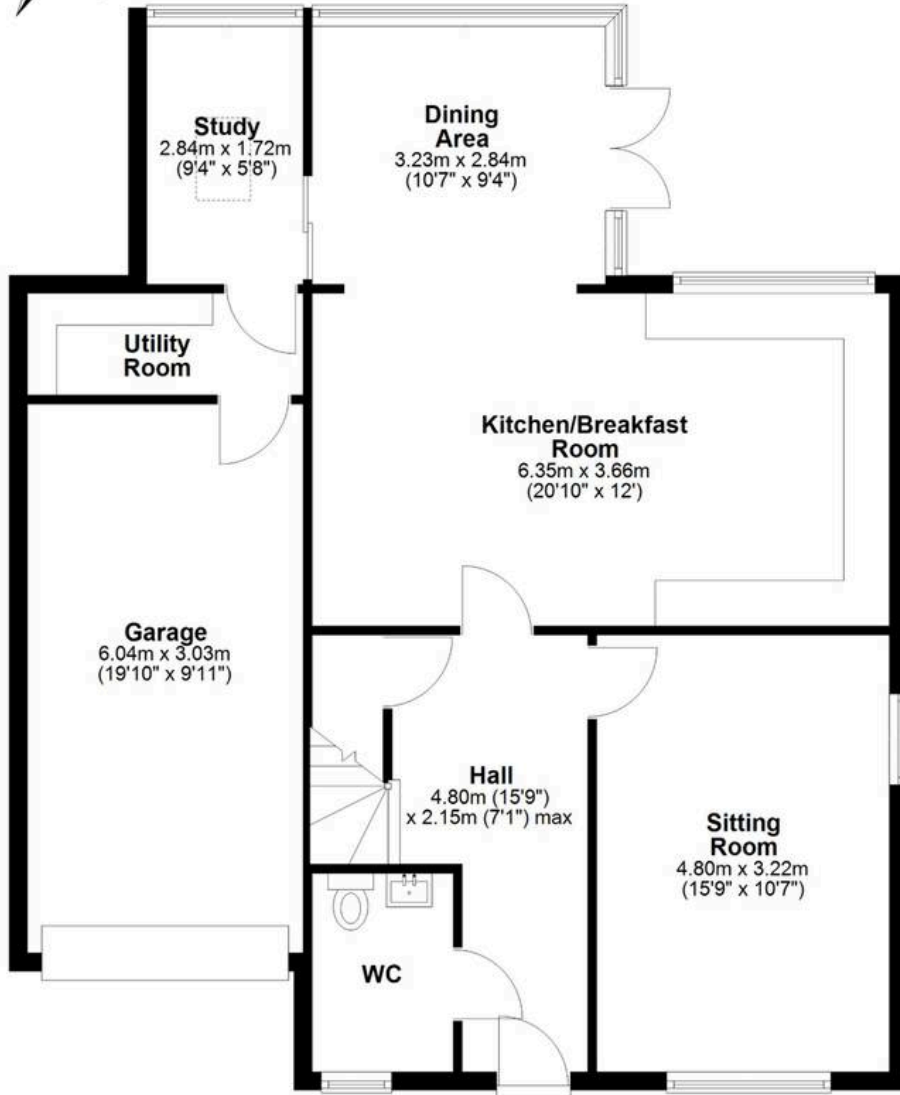
**Location:**

Newport is a highly sought-after village located just a short distance from the historic market town of Saffron Walden. The village offers a peaceful, rural setting while remaining within easy reach of local amenities, schools, and excellent transport links, including access to nearby Cambridge and London. Residents enjoy a strong sense of community, picturesque surroundings, and convenient access to countryside walks. The area is ideal for families, professionals, and anyone looking for a combination of village charm with modern convenience.

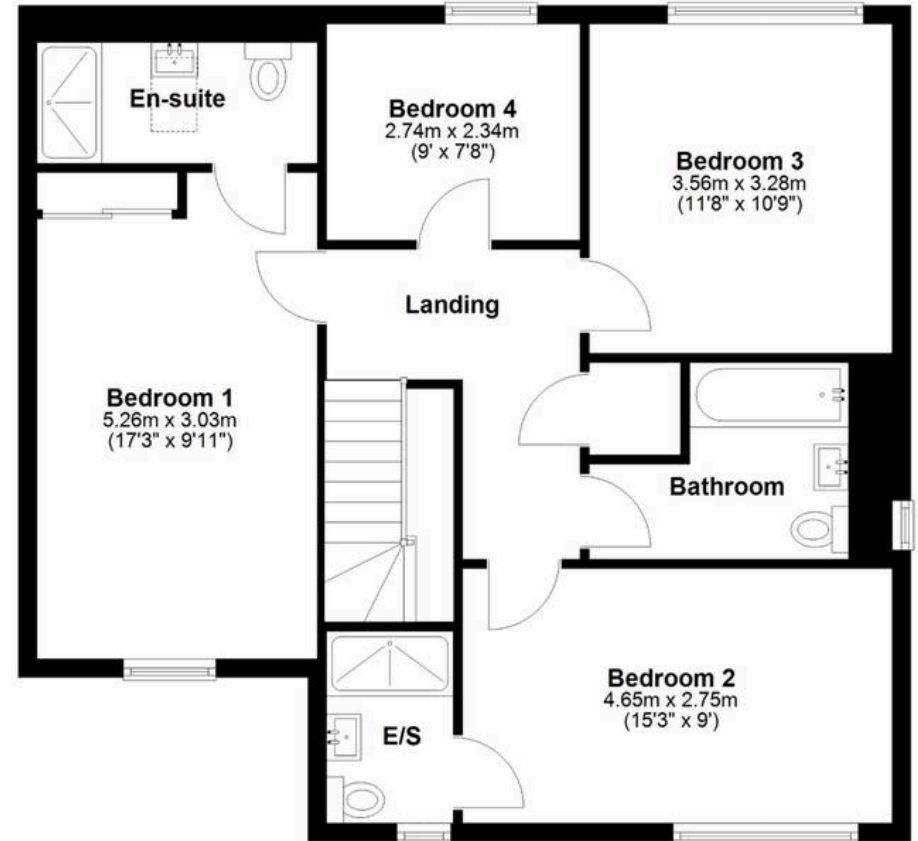




### Ground Floor



### First Floor



Gross Internal Floor Areas  
Ground Floor 73 sqm (783 sqft) excluding Garage  
First Floor 74 sqm (800 sqft)  
Total 147 sqm (1583 sqft)





# Pottrill Holland Property Agents

Office 5 The Granary, Compass Courtyard - CB11 4UL

01799 334431 • [info@pottrillholland.co.uk](mailto:info@pottrillholland.co.uk) • <http://www.pottrillholland.co.uk>

Please note that all measurements are approximate and in metric units with imperial equivalents provided for guidance only. The fixtures, fittings, and appliances mentioned have not been tested. Internal photos are for general information only. For a free valuation, contact the numbers on the brochure.