



1a The Spinney London Road, Newport

Saffron Walden

Offers Over £550,000





1a The Spinney

London Road, Nr. Newport

Tucked away at the end of a small cul-de-sac off London Road, **1a The Spinney** is a stylish and beautifully presented three-bedroom detached home, offering contemporary accommodation, private outside space and a highly convenient position within Newport.

The property extends to approximately 1,253 sq ft and has been thoughtfully designed for modern living. The ground floor is centred around an impressive open-plan kitchen/dining room, measuring over 25ft in length and creating a superb hub for family life and entertaining. The kitchen is fitted with sleek dark cabinetry, contrasting work surfaces, integrated appliances and a central island with breakfast bar seating.

The dining area enjoys excellent natural light, with bi-folding doors opening directly onto the terrace and garden. A separate sitting room sits just off the kitchen/dining space and also benefits from bi-folding doors, creating a wonderful connection between the interior and outside space. A welcoming entrance hall and ground-floor WC complete this level.

Upstairs, the first floor is arranged around a spacious central landing, with useful built-in storage and three bedrooms. Bedroom one is a generous double room with fitted wardrobes and space for additional furniture, while bedroom two is another excellent double with built-in storage and rooflights bringing in plenty of natural light. Bedroom three would make an ideal child's bedroom, nursery or home office. The bedrooms are served by a stylish family bathroom with both a separate shower enclosure and a bath.

Outside, the property is approached via a gravelled driveway providing off-road parking for two cars. The enclosed garden has been landscaped with a paved terrace, neat lawn and attractive brick boundary walls, creating a private and low-maintenance courtyard-style setting.



Agent's Notes:

Tenure: Freehold

EPC Band B

Uttlesford District Council – Tand Band E – £2,847.07pa

All mains services are connected with underfloor heating across the ground floor, and a water softener is installed

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

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

Location:

Newport is a large village in Essex near Saffron Walden.

The village has a population of 2,352 at the 2011 census.

Located approximately 41 miles north of London with a regular train service to London Liverpool Street and Cambridge from the train station. Newport is served by a handful of small businesses, such as a small independent petrol station and garage, a chemist, an Indian restaurant, a convenience store and a post office. A comprehensive co-educational secondary school is also located in the village, Joyce Frankland Academy.

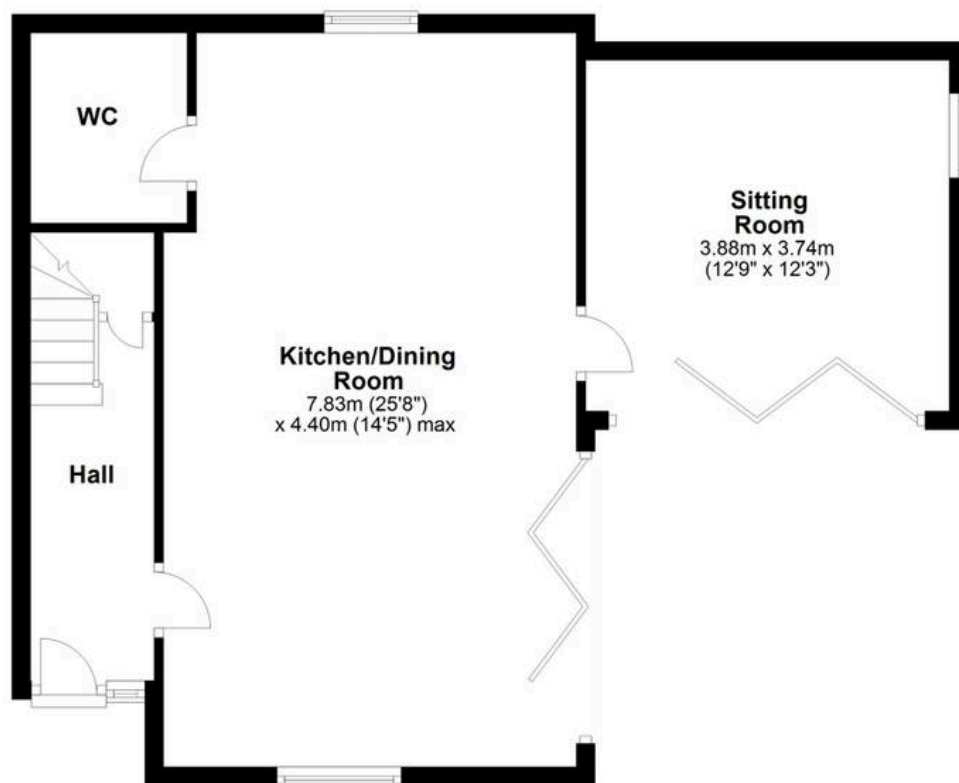
Key Features

- Stylish three-bedroom detached home tucked away at the end of a cul-de-sac off London Road
- Approximately 1,253 sq ft of beautifully presented accommodation arranged over two floors
- Impressive open-plan kitchen/dining room with central island, integrated appliances and bi-folding doors to the garden
- Separate sitting room with further bi-folding doors opening onto the terrace
- Principal bedroom with fitted wardrobes, plus two further bedrooms and a modern family bathroom
- Gravelled driveway parking and private enclosed courtyard-style garden with paved terrace and lawn

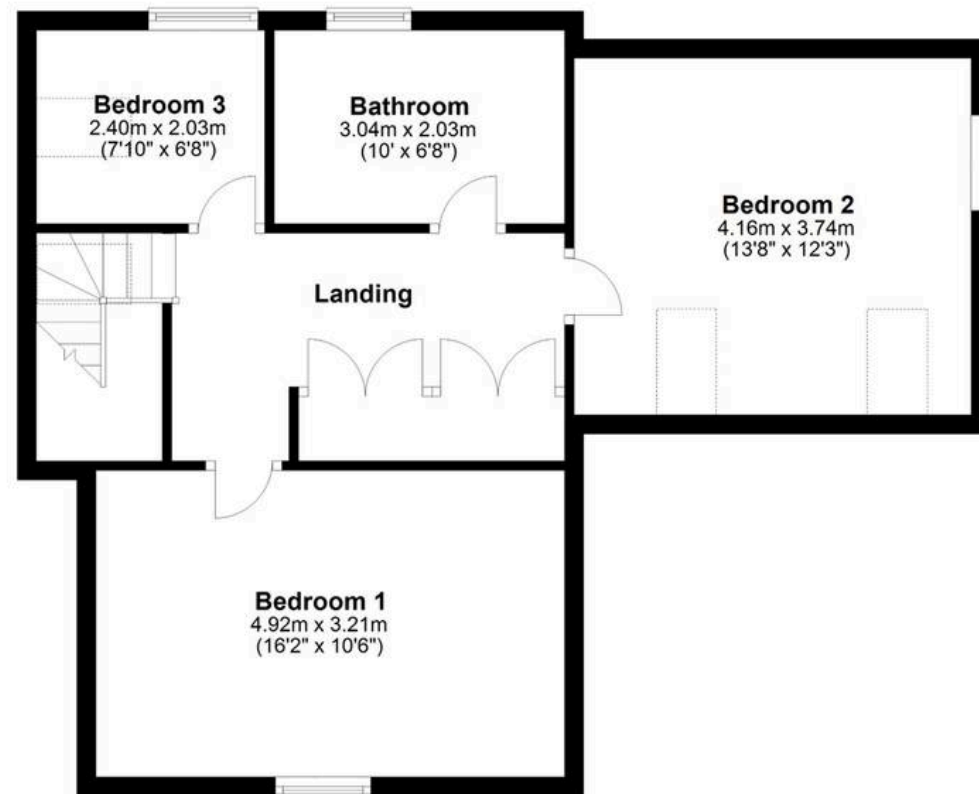




Ground Floor



First Floor



Gross internal floor areas
Ground Floor 59 sqm (637 sqft)
First Floor 57 sqm (616 sqft)
Total 116 sqm (1253 sqft)





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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.