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## The Acorns, Whiteditch Lane, Newport, Saffron Walden, CB11 3UD

A handsome, double-fronted, new home forming part of a small development of only four houses. The property offers stylish and contemporary accommodation throughout, finished to a high standard, together with ample parking and a west-facing, landscaped garden.

Guide Price **£685,000**

- Sitting room with log burner
- Contemporary kitchen and bathrooms
- Four bedrooms
- Two en suites and family bathroom
- West-facing garden
- Ample off-street parking
- 10 Year build guarantee

The popular village of Newport has a range of amenities including a Church, Inns, shops, post office and excellent schools. The village has its own railway station giving commuter access to London's Liverpool Street and Cambridge. The market town of Saffron Walden with its excellent shopping and recreational facilities is three miles away and Bishops Stortford which also has a main line station and the M11 motorway access point (junction 8) is approximately ten miles south, also giving access to Stansted Airport.

#### DEVELOPMENT

The Acorns forms part of a small, select development of just four family homes, located in a tucked-away location within the well-served and popular village of Newport. All properties have been individually designed and built to a high standard with private west facing gardens.



#### SPECIFICATION

##### BUILD QUALITY

- Individual architect designed
- Quality building materials
- 10 year CRL guarantee

##### HEATING, INSULATION AND WATER SERVICES

- High specification insulation throughout
- Underfloor heating to the ground floor accommodation
- Energy efficient air source heating system
- Mains pressure hot and cold water systems

##### LUXURY KITCHENS

- Contemporary fully-fitted kitchen with NEFF appliances
- Separate utility room

##### QUALITY BATHROOMS

- 2 en suite bathrooms plus family bathroom and downstairs cloakroom
- Fully tiled bathrooms and part-tiled cloakroom

##### INTERNAL FINISHES

- Solid oak cottage style internal doors
- Feature oak beamed fireplace
- Karndean flooring to hall, kitchen/family rooms
- Fitted carpet to all other rooms
- Luxurious fitted wardrobes to bedrooms 1 and 2

##### EXTERNAL FEATURES

- Sunny west facing garden
- Natural stone paving and patio area
- Outside tap

Accommodation comprises:

#### GROUND FLOOR

##### ENTRANCE HALL

Glazed entrance door and staircase rising to the first floor.

##### STUDY

6' 10" x 6' 8" (2.08m x 2.03m) Window to the front aspect.



## SITTING ROOM

20' 10" x 10' 8" (6.35m x 3.25m) A dual aspect room with three windows to the front and side aspects providing a good degree of natural light and fireplace with exposed brickwork, natural stone hearth and multi-fuel stove. Door to:

## KITCHEN/DINING/FAMILY ROOM

27' 4" x 16' 5" (8.33m x 5m) max. An impressive and well-proportioned room providing contemporary open plan living, triple aspect with three windows to both side aspects and a set of glazed bi-folding doors providing access and views to the terrace and garden. The kitchen comprises a contemporary range of handleless base and eye level units with a matching central island, Neff appliances including induction hob with extractor hood over, built-in eye level double oven and plate warmer, full height fridge and freezer and dishwasher. Sink unit and stone composite worktops. Deep, built-in understair storage cupboard housing the underfloor heating manifold.





#### UTILITY ROOM

7' 2" x 4' 7" (2.18m x 1.4m) Fitted with a matching range of handleless base and eye level units with stone composite worktop space, sink unit, space for washing machine and tumble dryer. Glazed door providing access to the outside and garden space.

#### CLOAKROOM

Contemporary suite comprising low level WC with hidden cistern, vanity wash basin, part-tiled walls and floor. Obscure glazed window.



#### FIRST FLOOR

##### LANDING

Access to the attic space and doors to adjoining rooms.

##### BEDROOM 1

19' x 16' (5.79m x 4.88m) max (L-shaped room). Wide window to the rear aspect overlooking the garden and surroundings. Fitted with an extensive range of wardrobes, dressing table and storage shelving. Built-in





airing cupboard housing the pressurised hot water cylinder.

#### EN SUITE

Contemporary suite comprising large shower enclosure, vanity wash basin, low level WC with hidden cistern, tiled walls and floor, heated towel rail, illuminated mirror and obscure glazed window.

#### BEDROOM 2

13' 1" x 10' 8" (3.99m x 3.25m) Window to the front aspect overlooking the driveway and lane, built-in wardrobes and door to:

#### EN SUITE

Contemporary suite comprising large shower enclosure, vanity wash basin, low level WC with hidden cistern, tiled walls and floor, heated towel rail, illuminated mirror and obscure glazed window.

#### BEDROOM 3

13' 2" x 10' 8" (4.01m x 3.25m) max. Two windows to the front aspect overlooking the lane and surroundings.





#### BEDROOM 4

8' 10" x 7' 5" (2.69m x 2.26m) Window to the side aspect.

#### FAMILY BATHROOM

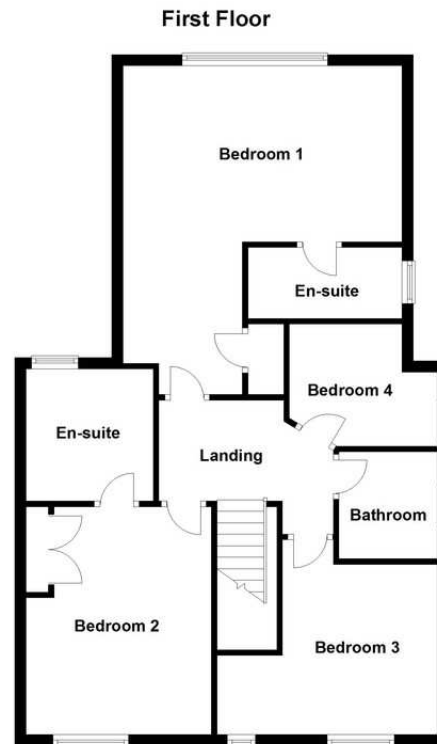
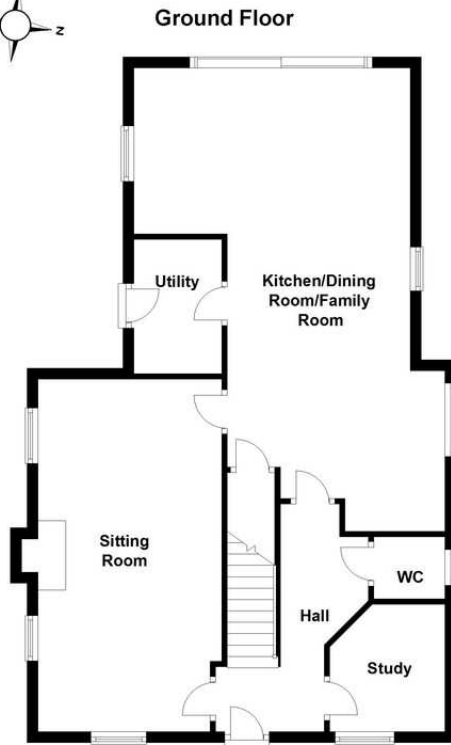
Contemporary suite comprising panelled bath with independent shower over, low level WC with hidden cistern, vanity wash basin, heated towel rail, illuminated mirror, tiled walls and floor and obscure glazed window.

#### OUTSIDE

To the front of the property is a large driveway with an extensive parking area and small landscaped garden to the front of the property with a natural sandstone path which leads to the rear garden. To the rear of the property is a natural sandstone terrace which is ideal for al fresco entertaining, in turn leading to a lawned garden with planted flower and shrub beds.

#### VIEWINGS

Strictly by appointment with the Agents.

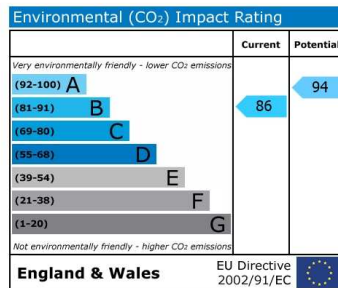
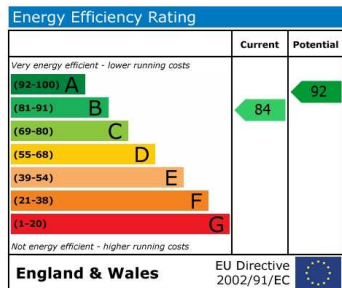


Approx gross internal floor area 148 sqm (1600 sqft)

Note: Not to scale –  
For guidance purposes only

### Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings.



### Special Notes

- As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
- No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
- Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
- Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
- All dimensions are approximate and floor plans are for general guidance and are not to scale.
- Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.  
If there is any point, which is of particular importance please ask us or seek professional verification.
- These Sales Particulars do not constitute a contract or part of a contract.