



**Estate Agents
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9 Hampton Close, Newport, TF10 7RB
Offers In The Region Of £345,000

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The property is a very well presented and spacious extended 4 bedroomed link detached family home, situated on a larger than average sized plot, providing very flexible accommodation over two floors and would be ideal for a growing family.

The property includes three reception rooms (one being the former garage), a modern breakfast kitchen, utility area and cloaks / WC on the ground floor. The first floor comprises three double bedrooms (one with en-suite) and a single bedroom together with a refitted family bathroom. Outside there is plenty of off-road parking and a delightful sunny aspect large rear garden.

Newport is a thriving market town, with a selection of highly regarded primary and secondary schools, two of which are selective, as well as a library, extensive leisure facilities and a range of shops including independent retailers and well known supermarkets. The property is also within easy commuting distance of Stafford, Telford and Shrewsbury with their wider range of amenities and mainline train stations. The A41, about one mile distant, provides direct access to the M54 and Wolverhampton.

The accommodation in more detail comprises:-

Entrance Hall

With uPVC double glazed side screen and panelled front door. Having ceramic tiled floor and fitted carpet to.

Lounge

13'11" x 11'4" (4.25 x 3.47)

With wood effect laminate floor and useful understairs storage. Full-width double glazed window with front aspect. Panelled radiator.

Glazed doors open into...

Breakfast Kitchen

14'8" x 11'0" (4.48 x 3.37)

Having a range of modern high gloss white fronted cabinets, comprising base and wall mounted cupboards and drawers with underlighting, complete with wooden work surfaces and complimentary wall tiling. Includes inset stainless steel sink and drainer unit. Built-in double oven and grill. Separate 4 ring halogen electric hob and extractor hood above. Recess and plumbing provision for dishwasher. Slate effect ceramic tiled floor. Radiator.

Glazed door into...

Sitting Room

14'9" x 11'2" (4.50 x 3.42)

With double glazed windows having views of the rear garden. Laminate flooring and radiator.

From the kitchen, step down into...

Utility Area

8'7" x 8'0" (2.62 x 2.46)

Being L shaped, with plumbing for washing machine. Radiator and external door opening into the rear garden. Includes guest Cloak Room having corner wash hand basin, close coupled WC and double glazed window.

Snug

11'5" x 8'6" (3.50 x 2.60)

Being the former garage, this is a useful room providing lots of options, currently used as a "chill out room" or home office. Laminate flooring and ceiling glazed lantern / skylight.

Door to...

Store room

8'6" x 4'3" (2.60 x 1.30)

Having power and light. Up and over metal external door.

Stairs from the hall rise to the first floor landing with access hatch to loft space. Built-in shelved Airing cupboard.

Bedroom One

13'5" x 8'8" (4.11 x 2.65)

With double glazed front aspect window. Radiator.

Bedroom Two

9'10" x 9'5" (3.02 x 2.88)

With built-in triple width wardrobe. Radiator and double glazed rear aspect window.

En-suite

Being fully-tiled having single shower cubicle and mains shower unit. Wash hand basin and double base cupboard below. Close coupled WC. Laminate flooring. Double glazed window.

Bedroom Three

8'8" x 8'7" (2.65 x 2.62)

Having built-in wardrobe recess. Radiator and double glazed side aspect window. Laminate flooring.

Bedroom Four

9'4" x 5'10" (2.86 x 1.80)

With double glazed front window. Radiator. Built-in storage cupboard.

Refitted Bathroom

Having modern white suite comprising panelled bath with full height tiled surround and chrome faced mains shower unit over with modesty screen. Wash hand basin and base cupboard below. Close coupled WC. Panelled radiator.

Outside

The property is approached off the cul-de-sac over a full width tarmac driveway, offering ample off-road parking for several vehicles.

The fully enclosed and extended rear garden is a most delightful feature of the property, being not directly overlooked and benefiting from a southerly sunny aspect. Laid to neatly shaped lawns and well stocked side borders, the garden has been well landscaped offering a variety of mature flowering plants and shrubs. An ideal space for outside entertaining. Also having a full width paved patio area and outside tap.

Additional Information

COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, that the property is in Band: C

EPC RATING: C (72)

TENURE: We are advised by the Vendor, that the property is held Freehold and vacant possession will be given upon completion.

SERVICES: We understand that mains water, electricity, gas and drainage are connected.

BROADBAND AND MOBILE SERVICES: We understand that broadband and mobile phone service is available at this property. Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details.

*Vendors have made us aware that there are/are not mobile black spots within the property (give details).

ADDITIONAL CHARGES: The vendors are not aware of any.

RIGHTS AND RESTRICTIONS: The vendors are not aware of any.

FLOODING ISSUES: The property has not flooded in the last 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendors are not aware of any.

COAL FIELDS/MINING: The vendors are not aware of any.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519
Email: sales@tempertons.co.uk

DIRECTIONS: Proceed from Newport High Street along Stafford Road. Take the 3rd turning left into Hampton Drive and then immediately left into Hampton Close, follow the road round to the end of the cul-de-sac and the property can be found on the right hand side.

Agents Notes

1. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask a

specific question about this property, please speak to the sales advisor who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before formulating their offer to purchase.

3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce identification documents prior to the issue of sale confirmation.

HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.

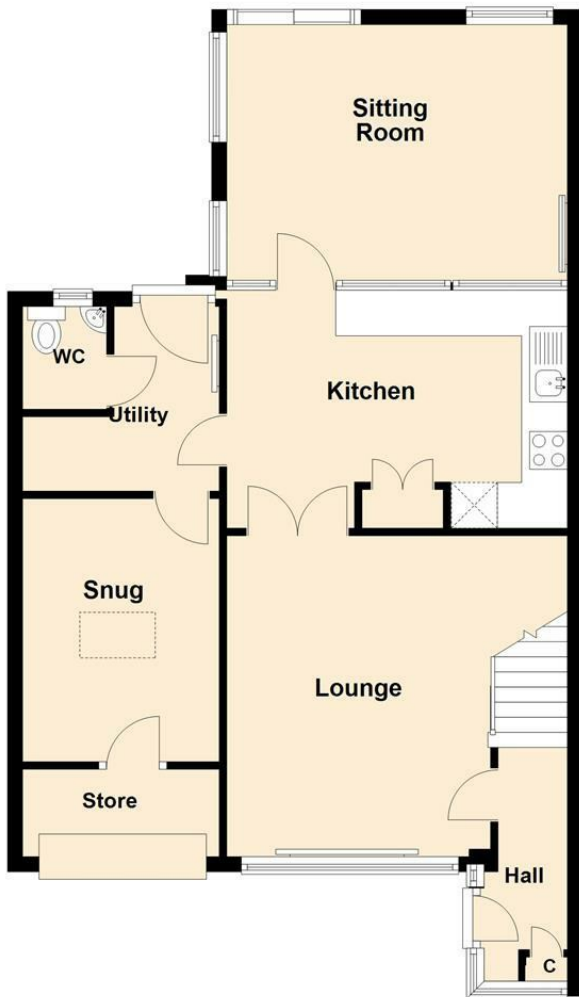




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	84
England & Wales		EU Directive 2002/91/EC

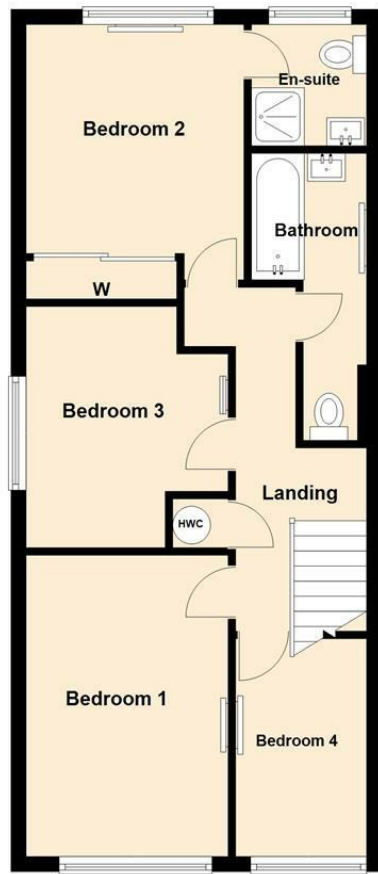
Ground Floor

Approx. 71.3 sq. metres (767.6 sq. feet)



First Floor

Approx. 49.7 sq. metres (535.1 sq. feet)



Total area: approx. 121.0 sq. metres (1302.8 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.