



£545,000



TENURE: Freehold



EPC RATING: TBC



COUNCIL TAX BAND: TBC

## Newport

Cavendish Rise, Chetwynd Road  
Newport Shropshire



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**Opportunity knocks only once. You never know if you'll get another opportunity!! We have for you a unique opportunity for you to purchase a brand new 4 bedroom detached property on a select small, secluded development close Newport Town Centre and fantastic local schooling.**

Located on a private cul-de-sac servicing just the three detached houses, the home will come with a ten year warranty and will be built to the latest specification. There is under floor heating downstairs, radiators to the first floor rooms and heated towel rails to the bathroom and en-suite. The accommodation comprises entrance hallway, a spacious lounge, separate study, an impressive full width dining kitchen with family area which is extensively fitted with a variety of appliances plus quartz worksurfaces and matching island, a separate utility room and guest WC. Upstairs you will have four bedrooms, family bathroom and the master has an En Suite. Outside will be a lawned garden to the front, a block paved driveway, double garage and lawned rear garden with patio.

- Brand New Four Bedroom Detached House
- Select Cul-De-Sac Development Of Three Homes
- Two Reception Rooms
- Large & Extensively Fitted Dining Kitchen
- Utility Room & Guest WC
- Expected Completion October - December 2024

You can reach us **9am to 9pm**, 7 days a week

28/29 High Street, Market Drayton, Shropshire, TF9 1QF

**01630 658888**

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## Entrance Hallway

Having a composite double glazed front entrance door and oak staircase leading the first floor. There are doors off to the guest WC, lounge and study.

## Guest WC

Fitted with a new suite comprising low level WC and wash basin.

## Lounge 18' 6" x 12' 1" (5.64m x 3.69m)

A generous sized room which has two double glazed windows to the front and double doors to the kitchen/diner.

## Study 7' 10" x 5' 7" (2.38m x 1.7m)

An ideal work from home space with double glazed window to the front overlooking the private cul-de-sac to the front.

## Dining Kitchen/Family Room 14' 1" x 24' 7" (4.28m x 7.5m)

An impressively large and fully fitted kitchen with dining area and large enough to encompass family living space. Fitted with a range of base and wall units, quartz work surfaces and matching island incorporating breakfast bar and having fitted four ring induction hob with downdraught extractor. Further brand new and fitted appliances include two ovens, microwave grill with warming drawer below, fridge, freezer, dishwasher and wine cooler. There is also a Belfast sink and mixer tap. There are double glazed windows to the rear and to the family area wide double glazed bi-fold doors to the rear garden.



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## Utility 5' 7" x 6' 0" (1.7m x 1.82m)

Fitted with base and wall units, work surface with washer and dryer below. Inset one and a half bowl sink unit, drainer and mixer tap. A double glazed side entrance door leads to the outside.

## First Floor Landing

Doors off to all bedrooms and family bathroom.

## Bedroom One 12' 0" x 16' 5" (3.66m x 5.0m)

A spacious double bedroom with radiator and double glazed window to the front. Door off to the en-suite shower room.

## En Suite Shower Room 4' 11" x 5' 7" (1.5m x 1.71m)

Fitted with a brand new white suite comprising low level WC, pedestal wash basin and shower cubicle with aqua boarding and mains fed shower. Tiling to the floor, heated towel rail and double glazed window to the front.

## Bedroom Two 12' 3" x 10' 3" (3.74m x 3.12m)

Another double bedroom having radiator and double glazed window to the rear.

## Bedroom Three 12' 0" x 10' 3" (3.65m x 3.12m) (Up To Wardrobe)

Yet another double bedroom having built in wardrobes with sliding mirror doors, radiator and double glazed window to the rear.

## Bedroom Four 12' 0" x 9' 0" (3.67m x 2.75m)

Having built in wardrobes with sliding mirror doors, radiator and double glazed window to the front.

## Family Bathroom 6' 0" x 8' 8" (1.84m x 2.64m)

Fitted with a brand new white suite comprising low level WC, wash basin, panel bath and separate shower cubicle with electric shower. Tiling to the floor, heated towel rail and double glazed window to the side.

## Double Garage

A detached double garage with two electric roller doors, power, lighting and electric car charging point.

## Externally

The home will be finished with a lawned front garden and wide block paved driveway up to the double garage and path to the front entrance door. The rear garden will have a paved patio and lawn.

## Viewing Arrangements

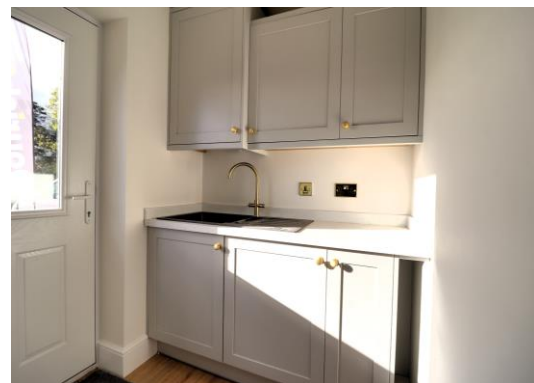
As this is an active build site, all interested parties are required to contact the agent.

## Agents Note

Completion is anticipated for October to December 2024. The property will be finished with Karndean flooring or similar to the ground floor except the study which will have a new carpet. New carpets will also be fitted to the first floor bedrooms. Images used in this marketing are not specifically representative of the property being sold however are representative of a similar property with the rooms and sizes being identical.

## ID Checks

Once an offer is accepted on a property marketed by Dourish & Day estate agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Dourish & Day we may use the services of MoveButler, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



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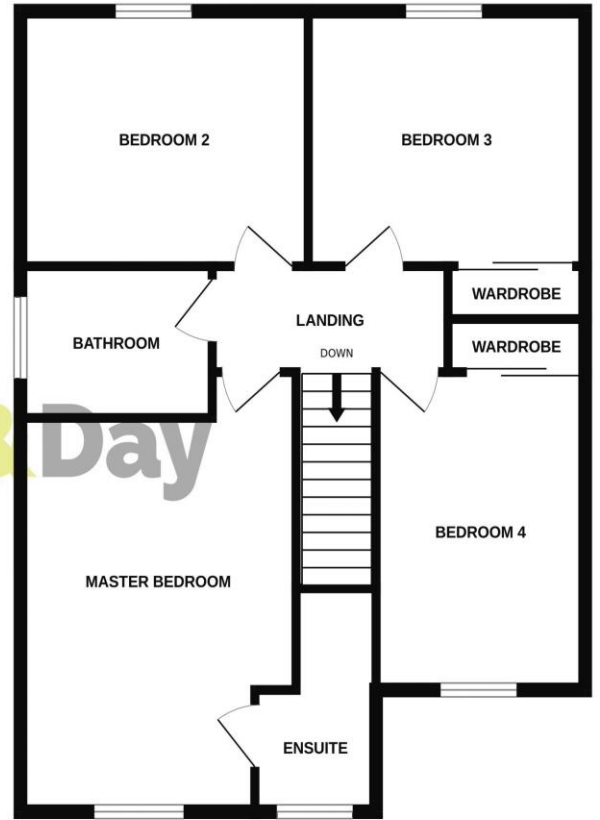
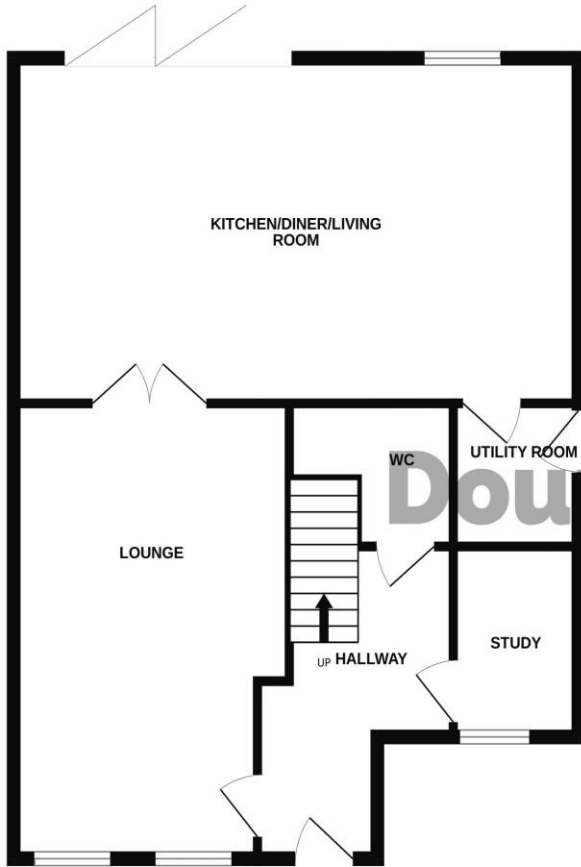
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
England, Scotland & Wales			

TBC



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