



7 Talbot Close, Newport.

Offers in the Region of **£389,995**

This stunning Four Bedroom, detached property lies in the highly sought after area within the popular market town of Newport. Being situated within easy reach of all highly acclaimed local schools and amenities, it is well presented throughout, occupies a spacious corner plot and is the perfect family home.

Briefly comprising Entrance Hallway, Lounge, large Kitchen/Diner (with French doors leading onto the rear garden), Utility room and Downstairs W.C., to the first floor are 4 Bedrooms (Master with En-suite), and a Family Bathroom. Externally there is a double width driveway leading to the Integral Garage, as well as gardens to the front and rear.

Upgraded Consumer Unit 2022. NO UPWARD CHAIN! EPC Rating TBC and Council Tax Band E

7 Talbot Close Newport Shropshire

Property entered via part glazed composite front door into

Entrance Hallway

Provides access to downstairs rooms and stairs to first floor.

Lounge 13' 0" x 13' 4" (3.96m x 4.06m)

Kitchen/Diner 19' 6" x 11' 5" (5.94m x 3.48m)

Utility Room 10' 8" x 7' 8" (3.25m x 2.34m)

Downstairs W.C. 4' 3" x 4' 1" (1.29m x 1.24m)

Upstairs to

the first floor landing which leads to Bedrooms and Family Bathroom.

Master Bedroom 13' 6" x 9' 7" (4.11m x 2.92m)

Master Ensuite 5' 5" x 4' 3" (1.65m x 1.29m)

Bedroom 2 12' 5" x 8' 8" (3.78m x 2.64m)

Bedroom 3 13' 6" x 7' 8" (4.11m x 2.34m)

Bedroom 4 8' 8" x 6' 8" (2.64m x 2.03m)

Family Bathroom 8' 9" x 7' 1" (2.66m x 2.16m)

Integral Garage 16' 0" x 8' 3" (4.87m x 2.51m)

Externally

To the front of the property is a double width driveway leading to the Integral Garage. Lawned gardens to the front and side.

A side gate gives access to the rear garden. The enclosed rear garden is mostly laid to lawn with mature trees and shrubs. A pleasant Indian stone paved patio area lies nearest to the house. Two storage sheds.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, windows, doors and any other items are approximate and are not intended to be used as such for any legal or other purpose. The plan is to illustrate approximate only and should be used as such by any prospective purchaser. The purchaser is advised to verify the accuracy of the floorplan and to measure the property as it is not intended to be used as a guide only. Made with SketchUp 2012

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PROPERTY



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