



Sheldon Lodge, Sambrook.

Offers in the region of **£585,000**

Being situated within the lovely, picturesque village of Sambrook, this spacious 3/4 Bedroom detached Bungalow has been renovated throughout to a high standard and the quality of workmanship and materials used is immediately evident the moment you step in side! Boasting a 26ft Lounge/Dining Area, a 17ft Breakfast Kitchen, a Master En-suite Bathroom (with spa bath & separate shower) and occupying a total plot of approximately 1/3 an acre, it is the perfect family home. With views over open countryside to the front, it is also just a stone's throw from the local pub, within easy reach of the A41 for commuter access and within the catchment area for Newport's acclaimed schools.

Briefly comprising Entrance Porch, Hallway, Lounge/Dining Area, Breakfast Kitchen (with granite worksurfaces and built-in appliances), Utility Room (with new Oil boiler), modern Guest W.C., 3 double Bedrooms (Master Bedroom and Bedroom 2 with fitted wardrobes), 4th Bedroom/Study (with sliding patio doors), stunning Master En-suite Bathroom and separate contemporary Shower Room, externally there is a large driveway to the front, a Detached Double Garage (with electric up and over door) and gardens to the front and rear. NO UPWARD CHAIN! Oil C.H. & uPVC D.G. throughout. Council tax band F. EPC Rating TBC.

Sheldon Lodge Sambrook Newport Shropshire

Property entered via
part glazed uPVC front door into

Entrance Porch 6' 0" x 3' 1" (1.83m x 0.94m)
Open into

Hallway
providing access to all rooms.

Lounge/Dining Area 26' 1" x 13' 1" (7.94m x 3.98m)

Breakfast Kitchen 17' 1" x 11' 1" (5.20m x 3.38m) (max)

Utility Room 8' 1" x 6' 0" (2.46m x 1.83m)

Guest W.C. 6' 0" x 2' 10" (1.83m x 0.86m)

Master Bedroom 15' 11" x 13' 0" (4.85m x 3.96m) (max)

Master En-suite Bathroom 8' 0" x 7' 0" (2.44m x 2.13m)

Bedroom 2 15' 0" x 11' 1" (4.57m x 3.38m) (max)

Bedroom 3 12' 0" x 11' 11" (3.65m x 3.63m) (max)

Shower Room 7' 0" x 5' 0" (2.13m x 1.52m) (max)

10 High Street, Newport,
Shropshire, TF10 7AN
Tel: 01952 813625
Email: info@barkerhealey.co.uk
Web: www.barkerhealey.co.uk

VIEWING STRICTLY BY APPOINTMENT ONLY

Externally

To the front is a large sweeping resin-bound and gravelled driveway providing ample parking space for several vehicles and leading to the Detached Double Garage. A lawned garden lies to the fore with borders to the perimeter.

To the rear is a very large garden, being mostly laid to lawn. An allotment area lies furthest away from the bungalow with a paved patio closest to the property from which to admire the garden. A lovely summerhouse and wooden storage shed also exist.

Detached Double Garage 17' 10" x 16' 0" (5.43m x 4.87m)

Electric up and over door to the front. Side window and pedestrian door. Electric power and lighting.

GROUND FLOOR
1347 sq.ft. (125.2 sq.m.) approx.



TOTAL FLOOR AREA: 1347 sq.ft. (125.2 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given as to their operability or efficiency can be given.
Made with floorplan wizard

Barker Healey

PROPERTY



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