



## 6 Saxon Drive, Newport.

Offers in the region of **£399,950**

Being situated on a popular modern estate on the periphery of Newport, this 4 Bedroom detached family home has been further improved by the current owners since their purchase of it seven years ago. Starting out life as the original show home of the development, it offers an 18ft Lounge (with log burner) spacious Breakfast Kitchen (with a full selection of built-in appliances) and two En-suites in addition to the Family Bathroom and Downstairs W.C. A range of contemporary fitted furniture has been installed in three of the four Bedrooms and the house also benefits from the remaining 3 years of the NHBC Guarantee! In addition, it is ideally located for accessing all Newport's schools and amenities, as well as being just a stone's throw from commuter links and countryside walks.

Briefly comprising Lounge, Dining Room, Breakfast Kitchen, Downstairs W.C., 4 Bedrooms (two with En-suites) and Family Bathroom, externally there is a double width driveway, a Garage and gardens to the front and rear. uPVC D.G., Gas C.H. Council tax band D. EPC Rated B.

# 6 Saxon Drive Newport Shropshire

## Property entered via

front door into entrance hallway which provides access to downstairs rooms and stairs to first floor.

**Lounge** 18' 0" x 10' 10" (5.48m x 3.30m)

**Dining Room** 9' 1" x 9' 1" (2.77m x 2.77m)

**Breakfast Kitchen** 16' 1" x 9' 1" (4.90m x 2.77m)

**Downstairs W.C.** 5' 0" x 2' 0" (1.52m x 0.61m)

## Upstairs to

first floor landing which provides access to all Bedrooms and Family Bathroom. Airing cupboard and storage cupboard.

**Master Bedroom** 15' 0" x 12' 1" (4.57m x 3.68m) (max)

**Master En-suite** 6' 1" x 5' 11" (1.85m x 1.80m) (max)

**Bedroom 2** 13' 1" x 12' 0" (3.98m x 3.65m) (max)  
Fitted double wardrobe.

**2nd En-suite** 8' 0" x 5' 1" (2.44m x 1.55m) (max)

**Bedroom 3** 10' 0" x 8' 10" (3.05m x 2.69m)  
Fitted desk with base units.

**Bedroom 4** 7' 10" x 10' 11" (2.39m x 3.32m) (max)  
Fitted wardrobes.

**Family Bathroom** 7' 1" x 7' 1" (2.16m x 2.16m) (max)

10 High Street, Newport,  
Shropshire, TF10 7AN

Tel: 01952 813625

Email: [info@barkerhealey.co.uk](mailto:info@barkerhealey.co.uk)

Web: [www.barkerhealey.co.uk](http://www.barkerhealey.co.uk)

**VIEWING STRICTLY BY APPOINTMENT ONLY**

## Outside

To the front is a double width block paved driveway which leads to the Garage. Front garden with lawned area, mature planting and low level hedging to the fore. To the left hand side is a pathway leading to a wooden pedestrian gate which allows access to the rear garden.

The enclosed rear garden is mostly paved with a lawned area, and borders to the perimeter containing mature shrubs. A small wooden storage shed lies to the right hand side.

**Garage** 15' 0" x 8' 1" (4.57m x 2.46m)

Gas C.H. boiler. Electric power and lighting. Up and over door to the front.

GROUND FLOOR  
645 sq.ft. (59.9 sq.m.) approx.

1ST FLOOR  
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA: 1294 sq.ft. (120.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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.  
Made with Metrege CO202

# Barker Healey

PROPERTY



Printed by Ravensworth 01670 713330



**MONEY LAUNDERING REGULATIONS 2003** Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.  
**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.