



## 52 Summerhouse Grove, Newport.

Offers in the region of **£399,995**

Being situated in a popular residential area, this 4 Bedroom detached property has been completely re-furbished by the current owners over the last 21 years and the result is an excellently proportioned and extremely well presented family home. Having most recently been re-decorated throughout, it is ready for the next occupants to move straight into and enjoy!

On the ground floor the house benefits from a spacious Breakfast Kitchen, 27ft Lounge/Dining Room, large Conservatory and Downstairs W.C. To the first floor there are 4 good-sized Bedrooms, a Family Bathroom and separate Shower Room. Externally you will find ample driveway parking for several vehicles to the front and a landscaped, south-facing, rear garden with two separate seating areas and a useful storage shed. Add to that a 17ft Integral Garage, re-fitted windows and doors and a modern gas combi-boiler and no stone has been left unturned! uPVC D.G. & Gas C.H. throughout. Council tax band D. EPC Rating C.

# 52 Summerhouse Grove Newport Shropshire

## Property entered via

composite front door under storm porch into entrance hallway which provides access to all downstairs rooms and stairs to first floor.

**Lounge/Dining Room** 27' 0" x 10' 1" (8.22m x 3.07m) (plus bay window)

**Conservatory** 12' 1" x 10' 0" (3.68m x 3.05m)

**Breakfast Kitchen** 15' 0" x 11' 0" (4.57m x 3.35m) (max)

**Downstairs W.C.** 5' 11" x 2' 1" (1.80m x 0.63m)

## Upstairs to

first floor landing which provides access to all Bedrooms, Family Bathroom and Shower Room. Loft access with ladder & light.

**Bedroom 1** 11' 11" x 10' 0" (3.63m x 3.05m) (plus bay window)

**Bedroom 2** 11' 11" x 10' 0" (3.63m x 3.05m)

**Bedroom 3** 11' 1" x 8' 0" (3.38m x 2.44m) (plus wardrobe)

**Bedroom 4** 8' 0" x 7' 11" (2.44m x 2.41m)

**Family Bathroom** 9' 10" x 6' 10" (2.99m x 2.08m)

**Shower Room** 6' 11" x 6' 1" (2.11m x 1.85m)

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**VIEWING STRICTLY BY APPOINTMENT ONLY**

**Integral Garage** 17' 0" x 8' 1" (5.18m x 2.46m)

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

## Externally

To the front is a large block paved driveway offering parking for up to 3 vehicles. Electric power socket. Access to the rear garden may be gained via a wrought iron pedestrian gate to the side of the house.

The south-facing, enclosed rear garden has been landscaped and is mostly laid to lawn with a good-sized wooden decking area closest to the house with inset coloured lighting. The perimeter is edged with mature shrubs and trees and a second paved patio lies furthest away from the property, together with an additional paved area upon which stands a metal storage shed. Electric power socket.



# Barker Healey

PROPERTY



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