



23 Stafford Road, Newport.

Offers in the region of **£650,000**

Occupying an extremely large plot and being set well back from the road, this imposing and significantly extended 4 double Bedroom detached home offers no fewer than 4 spacious reception rooms in addition to a 20ft Lean-to Conservatory and Detached Double Garage. Providing some scope for the next owner(s) to further modernise the house, it is just a short distance from Newport town centre, making it perfect for families wishing to be close to all local schools, shops and amenities, whilst still desiring an element of privacy.

Briefly comprising Entrance Porch, Entrance Hallway, Sitting Room, Snug, Family Room, Dining Room, Breakfast Kitchen, Utility Room, Rear Lobby, Downstairs W.C., Lean-to Conservatory, 4 sizeable Bedrooms (Master with En-suite), Family Bathroom and Separate W.C., externally there is ample driveway parking, a Detached Double Garage (suitable for conversion into a self-contained annexe) and fantastic wrap around gardens. uPVC D.G., Gas C.H. (via a new combi-boiler with Hive heating system). Council tax band E. EPC Rating D.

23 Stafford Road Newport Shropshire

Property entered via
part stained-glass door into

Entrance Porch 5' 1" x 3' 0" (1.55m x 0.91m)

Entrance Hallway
doors to downstairs rooms and stairs to first floor. Door to useful understairs storage cupboard.

Family Room 15' 8" x 12' 0" (4.77m x 3.65m) (max into bay)

Dining Room 14' 3" x 12' 0" (4.34m x 3.65m) (max)

Snug 11' 11" x 10' 2" (3.63m x 3.10m)

Sitting Room 20' 3" x 14' 9" (6.17m x 4.49m) (max into bay)

Breakfast Kitchen 18' 9" x 9' 9" (5.71m x 2.97m) (max)

Rear Lobby 7' 0" x 6' 0" (2.13m x 1.83m) (max)

Utility/Boiler Room 6' 2" x 5' 9" (1.88m x 1.75m)

Downstairs W.C. 8' 6" x 6' 2" (2.59m x 1.88m)

Lean-to Conservatory 19' 2" x 6' 11" (5.84m x 2.11m)

Upstairs to
first floor landing which provides access to all Bedrooms, Family Bathroom and Separate W.C.

Master Bedroom 18' 1" x 14' 9" (5.51m x 4.49m) (max into bay)
Two sets of double built-in wardrobes and additional shelved storage cupboard.

Master En-suite 8' 6" x 5' 2" (2.59m x 1.57m) (min)

Bedroom 2 15' 9" x 12' 0" (4.80m x 3.65m) (max into bay)

Bedroom 3 13' 3" x 12' 0" (4.04m x 3.65m) (max)
Two sets of double built-in wardrobes.

Bedroom 4 11' 10" x 10' 6" (3.60m x 3.20m)

Study 8' 8" x 4' 9" (2.64m x 1.45m)

Family Bathroom 6' 6" x 6' 5" (1.98m x 1.95m)
P-shaped bath with shower over and washbasin.

Externally
The property is set well back from the road and is accessed via a large tarmacadam driveway with freeform lawned gardens either side and mature hedging to the perimeter. Shale areas contain mature plants, shrubs and trees.

A wooden pedestrian gate to each side of the house allows access to the enclosed rear garden. The garden offers two lawned area with Indian Stone paved patio closest to the house. Both raised and low level borders with a variety of plants and shrubs edge the boundaries.

Detached Double Garage 20' 7" x 20' 1" (6.27m x 6.12m)
Two up and over doors to the front. Electric power and lighting. Sewerage connection. Pedestrian door to the side. Circular window to the front.



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PROPERTY



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