



40 Laurel Drive, Newport.

Offers in the region of **£315,000**

Being situated within a quiet cul-de-sac this 3 Bedroom detached family home has been updated and modernised over the last 20 years and works include the addition of a Utility Room, Porch and Downstairs W.C., the creation of a modern Kitchen/Diner and most recently, a new gas C.H. boiler in 2024.

Briefly comprising Porch, Entrance Hallway, Lounge (with feature fireplace), Kitchen/Diner, Utility Room, Downstairs W.C., 16ft Integral Garage, 3 Bedrooms and Family Bathroom, externally there is ample driveway parking to the front and a landscaped garden with ornamental pond to the rear. uPVC D.G. and gas C.H. throughout. NO UPWARD CHAIN!

40 Laurel Drive Newport Shropshire

Property entered via
uPVC front door into

Porch 6' 5" x 3' 8" (1.95m x 1.12m)
Composite door into

Entrance Hallway
Provides access to downstairs rooms and stairs to first floor.

Lounge 16' 0" x 11' 11" (4.87m x 3.63m) (max)

Kitchen/Diner 15' 2" x 10' 7" (4.62m x 3.22m) (plus
understairs cupboard)

Utility Room 11' 10" x 7' 2" (3.60m x 2.18m) (min)

Downstairs W.C. 4' 0" x 3' 3" (1.22m x 0.99m)

Upstairs to
first floor landing which provides access to all Bedrooms
and Family Bathroom.

Bedroom 1 12' 4" x 9' 10" (3.76m x 2.99m) (min plus
wardrobes)

Bedroom 2 10' 6" x 8' 9" (3.20m x 2.66m)

Bedroom 3 8' 9" x 6' 4" (2.66m x 1.93m)

Family Bathroom 7' 7" x 5' 11" (2.31m x 1.80m) (max incl.
airing cupboard)

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VIEWING STRICTLY BY APPOINTMENT ONLY

Integral Garage 16' 10" x 7' 0" (5.13m x 2.13m)
Two doors to the front. Electric power and lighting.

Outside
To the front is a large block paved driveway which leads to the
Integral Garage.

The landscaped rear garden offers an Indian stone patio
closest to the house with 3 steps leading up to a free-form
lawned area. Borders lie to either side containing mature
plants, trees and shrubs. An ornamental pond with small
fountain is situated at the top of the garden, edged with stone
paving and a decked bridge with rope balustrade. Electric
light and water tap.



Barker Healey
PROPERTY



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