



## 40 Laurel Drive, Newport.

Offers in the region of **£294,000**

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! EPC D Rated. Council Tax Band C.

# 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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