



## 10 Churchill Close, Newport.

Offers in the region of **£325,000**

Being just 5 years old, this 3 Bedroom detached house occupies a good sized corner plot and benefits from driveway parking, a Detached Garage and the remainder of the NHBC Warranty. Not being directly overlooked from behind, it offers a sociable open-plan Kitchen/Diner with doors out to the enclosed garden, 3 good-sized Bedrooms and ample storage space.

Briefly comprising Entrance Hallway, Lounge, Kitchen/Diner, Utility Room, Downstairs W.C., 3 Bedrooms (Master Bedroom with En-suite) and a Family Bathroom, externally there are gardens to the front and rear and a driveway leading to the Detached Garage (which boasts electric power and lighting). Being within easy reach of Newport's acclaimed schools, amenities and transport links, it is neutrally decorated throughout and allows the next owner(s) to create their own stunning family home! Gas C.H. & uPVC D.G. throughout. EPC Rating B. Council Tax Band D.



# 10 Churchill Close Newport Shropshire

## Property entered via

composite door into entrance hallway which provides access to all downstairs rooms and stairs to first floor. Door to useful understairs cupboard.

**Lounge** 12' 10" x 12' 2" (3.91m x 3.71m) (max)

**Kitchen/Diner** 18' 1" x 9' 4" (5.51m x 2.84m)

Double French doors out to the rear garden.

**Utility Room** 7' 8" x 5' 4" (2.34m x 1.62m)

Door to the side of the house.

**Downstairs W.C.** 5' 4" x 3' 0" (1.62m x 0.91m)

## Upstairs to

first floor landing which leads to all Bedrooms and Family Bathroom. Door to large storage cupboard.

**Master Bedroom** 12' 11" x 10' 8" (3.93m x 3.25m) (max)

**Master En-suite** 5' 11" x 5' 10" (1.80m x 1.78m)

**Bedroom 2** 9' 6" x 9' 4" (2.89m x 2.84m)

**Bedroom 3** 9' 6" x 8' 6" (2.89m x 2.59m)

**Family Bathroom** 6' 10" x 5' 7" (2.08m x 1.70m)

## Outside

To the front is an open lawned area with shrubs closest to the house. A paved pathway leads to the front door. To the side of the house is a pedestrian gate allowing access to the rear garden.

The garden is enclosed and mainly laid to lawn with a paved patio and raised border. A paved pathway leads around the house to the door into the Utility Room.

Behind the garden is a tarmac driveway leading to the Detached Garage.

**Detached Garage** 19' 4" x 10' 5" (5.89m x 3.17m)

Up and over door to the front. Electric lighting and power.



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PROPERTY



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