



12 Daisy Close, Newport.

Offers in the region of **£330,000**

Being just under 10 years old, this spacious detached family home is situated on a quiet cul-de-sac, has been extremely well maintained and offers a blank canvas for the next owner(s) to really put their own stamp on it! With modern fittings throughout, it boasts 3 good sized Bedrooms (Master with En-suite), a dual aspect 18ft Lounge, a useful Utility Room, a west facing garden and a lovely leafy outlook to the front.

Briefly comprising Entrance Hallway, Lounge (with French doors to the garden), Kitchen/Diner, Utility Room, Downstairs W.C., 3 Bedrooms, Master En-suite and Family Bathroom, externally there are gardens to the front and rear, driveway parking for two vehicles and a Detached Garage. NO UPWARD CHAIN! Gas C.H. and uPVC D.G. throughout. Council Tax Band D. EPC Rating B. Estate Charge - £182.14 per year.

12 Daisy Close Newport Shropshire

Property entered via

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

Lounge 18' 5" x 10' 2" (5.61m x 3.10m)

Double French doors to the rear garden.

Kitchen/Diner 18' 5" x 9' 3" (5.61m x 2.82m) (min)

Useful built in pantry cupboard.

Utility Room 6' 1" x 5' 2" (1.85m x 1.57m)

Door to the rear garden.

Downstairs W.C. 4' 9" x 2' 10" (1.45m x 0.86m)

Upstairs to

first floor landing which leads to all Bedrooms and Bathroom. Built-in cupboard with shelving over the stairs.

Master Bedroom 18' 5" x 10' 5" (5.61m x 3.17m) (max)

Master En-suite 7' 2" x 3' 11" (2.18m x 1.19m)

Bedroom 2 10' 7" x 9' 0" (3.22m x 2.74m) (max)

Bedroom 3 9' 0" x 7' 6" (2.74m x 2.28m)

Family Bathroom 7' 2" x 6' 2" (2.18m x 1.88m)

Outside

To the front is a lawned garden with low level Buxus hedging to the perimeter and a paved pathway to the front door. Adjacent to the property is a tarmac driveway which leads to the Detached Garage and provides parking for two vehicles. Across the road is a lawned area which is also part of the property's ownership. To the rear is an enclosed, west facing garden which is mostly laid to lawn with a paved pathway closest to the house. An area of hardstanding to the back of the Detached Garage provides opportunity for a garden shed to be erected. Wooden pedestrian gate to the side allows entrance/egress to the driveway. Water tap.

Detached Garage 19' 4" x 9' 9" (5.89m x 2.97m)

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

GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA: 938 sq.ft. (87.1 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 12/2012

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PROPERTY



Printed by Ravensworth 01670 713330



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