



‘Acer Cottage’, Field Aston, Newport. Offers in the region of **£475,000**

If you are looking for a beautiful 4 Bedroom barn conversion which offers plenty of charm, is set within sizeable private, landscaped gardens and is still just a stone's throw from Newport town centre and all major road links, then look no further! This semi-detached property is located within a peaceful, established development and benefits from 3 versatile reception rooms, Downstairs W.C., Master En-suite, ample parking, Double Garage and stunning gardens - perfect for relaxing in on a summer's evening.

Briefly comprising Entrance Hallway, Lounge, Dining Room, Breakfast Kitchen, Conservatory, Bedroom 4/Study, Downstairs W.C., 3 Bedrooms upstairs (Master with En-suite) and Family Bathroom, externally there is communal courtyard parking, a Double Garage (with electric) and gardens to the front and rear. Having been well maintained and updated by the current owners in recent years, there is also plenty of built-in storage space, uPVC D.G. and oil C.H. throughout.
EPC Rating E. Council Tax Band E.

Acer Cottage Field Aston Newport Shropshire

Property entered via

door to the front into entrance hallway which provides access to all downstairs rooms and stairs to first floor. Useful understairs storage cupboard and two additional walk-in cupboards, one containing the oil fired C.H. boiler.

Lounge 17' 1" x 14' 11" (5.20m x 4.54m)
Large sliding door to the garden.

Dining Room 13' 9" x 8' 10" (4.19m x 2.69m)
Double French doors to the garden.

Breakfast Kitchen 12' 4" x 10' 10" (3.76m x 3.30m)

Conservatory 13' 3" x 9' 2" (4.04m x 2.79m)
Double French doors to the garden.

Bedroom 4/Study 8' 8" x 8' 5" (2.64m x 2.56m)

Downstairs W.C. 4' 3" x 3' 8" (1.29m x 1.12m)

Upstairs to

galleried first floor landing which leads to all first floor Bedrooms and Family Bathroom.

Master Bedroom 14' 11" x 10' 8" (4.54m x 3.25m) (max)
Useful eaves storage space to either side.

Master En-suite 8' 10" x 4' 7" (2.69m x 1.40m)

Bedroom 2 10' 8" x 10' 6" (3.25m x 3.20m) (max)

Bedroom 3 11' 0" x 6' 3" (3.35m x 1.90m) (max)

Family Bathroom 10' 3" x 5' 6" (3.12m x 1.68m)

Externally

To the front is a communal block paved parking area offering parking for 4 vehicles. The Double Garage lies to the centre of the garage block. A paved pathway leads to the property with lawned gardens to either side and a raised bed containing mature plants and shrubs.

The south facing "back" garden lies to the rear and side of the property and is beautifully landscaped with a mixture of lawned, paved and gravelled areas, offering ample space for entertaining or relaxing. A large Indian stone patio lies directly adjacent to the Lounge and may be directly reached via a sliding door. Pedestrian gate leads to a bin storage area providing access to the rear. Mature leylandii hedging ensures complete privacy and the well stocked borders feature throughout. Garden shed and compost area.

Double Garage 18' 4" x 14' 11" (5.58m x 4.54m)
Two sets of double doors to the front. Electric lighting and power.



TOTAL FLOOR AREA: 1645 sq.ft. (152.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
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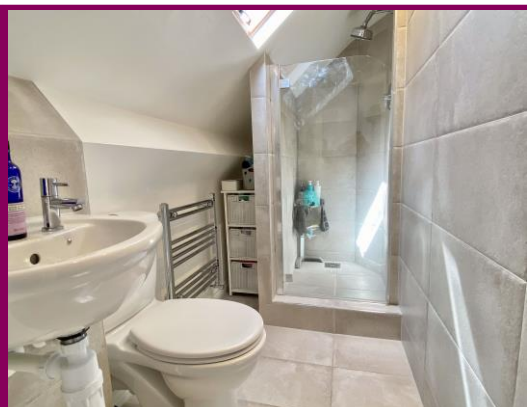
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PROPERTY



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