



11 Ploughmans Croft, Newport.

Offers in the region of **£350,000**

Being situated on a lovely quiet cul-de-sac within an established residential area, this 3/4 Bedroom detached property has been updated and well maintained over the last 20 years and benefits from spacious, well balanced accommodation throughout. Offering a versatile downstairs room suitable as a Study, Playroom or Bedroom, the Family Bathroom and Master En-suite are both recently re-fitted, in addition to the essential elements such as the gas C.H. boiler, radiators and windows which have all been renewed.

Briefly comprising Lounge, Dining Room, Conservatory, Breakfast Kitchen, Utility Room, Study/Playroom/Downstairs Bedroom, 3 double Bedrooms, Master En-suite and Family Bathroom, externally there is a double width driveway to the front and an enclosed, west facing garden to the rear. uPVC D.G. & Gas C.H. throughout. EPC Rating TBC. Council Tax Band D.

11 Ploughmans Croft Newport Shropshire

Property entered via

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

Lounge 14' 6" x 11' 3" (4.42m x 3.43m) (max)

Dining Room 9' 8" x 7' 11" (2.94m x 2.41m)

Conservatory 10' 8" x 8' 4" (3.25m x 2.54m)
Double French doors to the rear garden.

Breakfast Kitchen 9' 4" x 8' 11" (2.84m x 2.72m)
Plus understairs storage cupboard.

Utility Room 5' 11" x 4' 11" (1.80m x 1.50m)
Door to rear garden.

Study/Playroom/Downstairs Bedroom 16' 2" x 7' 7" (4.92m x 2.31m)

Downstairs W.C. 4' 11" x 3' 0" (1.50m x 0.91m)

Upstairs to

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

Master Bedroom 13' 9" x 9' 7" (4.19m x 2.92m) (max) (plus wardrobes)
Sliding doors to built-in double wardrobe.

Master En-suite 8' 0" x 6' 11" (2.44m x 2.11m) (max)
Airing cupboard.

Bedroom 2 11' 3" x 8' 0" (3.43m x 2.44m)
Double doors to built-in double wardrobes.

Bedroom 3 8' 8" x 7' 6" (2.64m x 2.28m)

Family Bathroom 6' 7" x 5' 7" (2.01m x 1.70m)

Outside

To the front is a double width tarmac driveway allowing parking for two vehicles. A lawned garden lies adjacent with ornamental paved feature to the centre containing mature planting. A border lies closest to the house. A wrought iron pedestrian gate allows access to the rear garden via a paved pathway.

The rear garden is west-facing and mostly laid to lawn with a block paved patio closest to the property which extends up one side towards a wooden storage shed. Well established shrubs and trees provide privacy along the furthest boundary from the house. Outside lighting and water tap.



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PROPERTY



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