



## 17 Ben Jones Avenue, Newport.

Offers in the region of **£415,000**

Occupying a spacious corner plot near the end of a quiet cul-de-sac, this detached family home benefits from a south-facing garden (which is not overlooked from the rear), a 16ft Lounge (with bay window), 4 double Bedrooms, 2 En-suites and more than ample storage space throughout!

Briefly comprising Entrance Hallway, Lounge, Dining Room, contemporary Breakfast Kitchen, Downstairs W.C., Utility Room, Integral Garage/Store, 4 Bedrooms (Master with modern En-suite and Jack & Jill En-suite to Bedrooms 2 and 3) and Re-fitted Family Bathroom, externally there is a double width driveway to the front and a pleasant enclosed garden to the rear with useful storage shed. Being close to Newport's schools, shops and transport links, it is ideally located for anyone wishing to be within easy reach of all local amenities. Gas C.H. uPVC D.G. Council Tax Band D. EPC Rating C.



# 17 Ben Jones Avenue Newport Shropshire

**Property entered via**  
composite front door under storm porch into

**Entrance Hallway**  
Access to downstairs rooms and stairs to first floor. Door to useful understairs cupboard.

**Lounge** 16' 2" x 11' 8" (4.92m x 3.55m) (min plus bay)

**Dining Room** 10' 3" x 9' 7" (3.12m x 2.92m)

**Breakfast Kitchen** 16' 9" x 9' 11" (5.10m x 3.02m) (max)

**Utility Room** 7' 11" x 6' 8" (2.41m x 2.03m)

**Integral Garage/Store** 10' 11" x 8' 0" (3.32m x 2.44m)  
Up and over door to the front. Electric power and lighting.

**Upstairs to**  
first floor landing which provides access to all Bedrooms and Family Bathroom. Door to airing cupboard containing pressurised hot water tank.

**Master Bedroom** 12' 8" x 11' 11" (3.86m x 3.63m) (min)

**Master En-suite** 7' 10" x 4' 3" (2.39m x 1.29m)

**Bedroom 2** 11' 5" x 9' 9" (3.48m x 2.97m) (max)

**Bedroom 3** 9' 7" x 8' 9" (2.92m x 2.66m)

**Jack & Jill En-suite** 7' 9" x 4' 3" (2.36m x 1.29m)

**Bedroom 4** 9' 4" x 7' 11" (2.84m x 2.41m) (min)

**Family Bathroom** 6' 11" x 6' 9" (2.11m x 2.06m)

**Externally**  
To the front is a double width tarmac driveway allowing parking for two vehicles. Adjacent to this lies a lawned front garden to one side and a border containing mature shrubs to the other. A wooden pedestrian gate allows access to the rear garden.

The enclosed rear garden is south facing and is laid to lawn with a large paved patio closest to the house and mature trees and shrubs to the perimeter. An additional Indian stone patio lies furthest away from the property with raised borders to the fore. A small section of artificial grass to one side leads to an additional paved area at the side of the house which leads to a good-sized metal storage shed. External light and water tap.



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PROPERTY



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