



28 Barnmeadow Road, Newport.

Offers in the region of **£240,000**

Benefitting from a large, south facing garden, this mature 3 Bedroom semi-detached house has been extended and improved by the current owner during her 45 year ownership. With the addition of a 17ft Conservatory and creation of a spacious Utility Room and Downstairs W.C., the ample living accommodation offers the potential for the next occupants to further modernise it and make it their own! Also boasting a re-fitted gas C.H. boiler, there is a sizeable driveway at the front and the convenient location for Newport's schools and amenities means it is the perfect family home.

Briefly comprising Entrance Porch, Entrance Hallway, Lounge, Dining Room, Conservatory (with French doors to the garden), Kitchen, Utility Room, Downstairs W.C., Walk-in Storage Room, 3 Bedrooms and Shower Room, there is driveway parking to the front and a sunny, low maintenance garden to the rear (with numerous storage sheds). Gas C.H. and uPVC D.G. throughout. Council Tax Band B. EPC Rating B.

28 Barnmeadow Road Newport Shropshire

Property entered via
part glazed uPVC door into

Entrance Porch 6' 6" x 1' 9" (1.98m x 0.53m)
Door into

Entrance Hallway 11' 3" x 6' 5" (3.43m x 1.95m) (max)
Access to downstairs rooms and stairs to first floor. Useful
understairs cupboard.

Lounge 12' 6" x 11' 2" (3.81m x 3.40m)

Dining Room 8' 11" x 10' 5" (2.72m x 3.17m)

Conservatory 17' 1" x 12' 7" (5.20m x 3.83m)
Double French doors to the rear garden.

Kitchen 10' 5" x 8' 7" (3.17m x 2.61m)

Utility Room 11' 6" x 10' 6" (3.50m x 3.20m) (max)
Doors to the front of the property and to the rear garden.

Downstairs W.C. 4' 9" x 3' 8" (1.45m x 1.12m)

Walk-in Storage Room 7' 2" x 3' 0" (2.18m x 0.91m)

Upstairs to
first floor landing which provides access to all Bedrooms and
Shower Room. Loft hatch with ladder to loft space containing gas
C.H. boiler. Door to airing cupboard.

Bedroom 1 12' 4" x 11' 2" (3.76m x 3.40m) (max incl. fitted
wardrobes)

Bedroom 2 11' 2" x 10' 5" (3.40m x 3.17m) (max incl. fitted
wardrobes)

Bedroom 3 7' 2" x 6' 5" (2.18m x 1.95m)

Shower Room 8' 7" x 4' 7" (2.61m x 1.40m)

Externally

To the front is a large block paved driveway offering parking space
for several vehicles and being enclosed by double wrought iron gates
and a low level brick wall. Lying adjacent is a gravelled garden with
mature plants and shrubs to the perimeter. Outside light.

To the rear is an enclosed, low maintenance, south facing garden
being a mixture of block paved, paved and hardstanding areas.
Several wooden storage sheds and aviaries with electric lighting and
power. Ornamental pond. Electric light, outdoor power socket and
water tap.



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PROPERTY



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