



7 Ashley Court, Newport.

Offers in the region of **£275,000**

Having been built 15 years ago and owned from new by the current occupants, this 3 Bedroom link-detached house is situated at the head of a quiet cul-de-sac and has been well maintained throughout. With the creation of a useful space at the back of the Garage accessed directly from the Kitchen/Diner (currently used a Study), the addition of a pleasant covered seating area in the rear garden and such perks as a Master En-suite and Downstairs W.C., this family home is ideal for anyone wishing to be close to Newport town centre with all its shops, schools and amenities.

Briefly comprising Entrance Hallway, Downstairs W.C., Lounge, Kitchen/Diner, Internal Store, 3 Bedrooms (Master with built-in wardrobes), Master En-suite & Family Bathroom, externally there is driveway parking, an enclosed rear garden (with Summerhouse) and a Garage Store. Gas C.H. & uPVC D.G.. Council Tax Band C. EPC Rating TBC.

7 Ashley Court Newport Shropshire

Property entered via
composite front door into

Entrance Hallway
providing access to downstairs rooms and stairs to first floor.

Downstairs W.C. 5' 1" x 2' 10" (1.55m x 0.86m)

Lounge 15' 11" x 11' 8" (4.85m x 3.55m) (max)

Kitchen/Diner 15' 1" x 8' 11" (4.59m x 2.72m)
Door to useful understairs storage cupboard. Double French doors to the rear garden. Door to

Internal Store 9' 4" x 7' 11" (2.84m x 2.41m)
Currently used as a Study. Direct access to the

Garage Store 8' 10" x 8' 10" (2.69m x 2.69m)
Up and over door to the front. Electric power and lighting. Partially boarded loft space.

Upstairs to
first floor landing which provides access to all Bedrooms and Family Bathroom. Door to airing cupboard.

Master Bedroom 11' 3" x 10' 10" (3.43m x 3.30m) (max)
Double fitted wardrobes and additional single built-in cupboard. Door to

Master En-suite 7' 0" x 3' 5" (2.13m x 1.04m)

Bedroom 2 8' 11" x 8' 7" (2.72m x 2.61m) (max)

Bedroom 3 8' 11" x 6' 2" (2.72m x 1.88m)

Family Bathroom 7' 0" x 5' 7" (2.13m x 1.70m)

Outside
To the front is a tarmac driveway which leads to the Garage Store. A gravelled area to the fore of the house affords extra parking space for a small vehicle and a paved pathway provides access to the rear garden, via a wooden pedestrian gate.

The enclosed rear garden is mostly laid to lawn with attractive stepping stones which lead to a wooden summer house. A decking area closest to the house is covered with a poly-carbonate canopy which has created a very pleasant seating with electric power socket and lighting. Outside water tap.



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Printed by Ravensworth 01670 713330



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