



## 8 Aqualate Close, Newport.

Offers in the region of **£360,000**

This 4 Bedroom detached family home is situated within a quiet cul-de-sac and offers spacious living accommodation, good-sized Bedrooms and more than ample parking and storage space. Benefitting from such perks as a 20ft Lounge, an additional, versatile reception room, a modern Kitchen/Diner (with a range of integrated appliances), a Downstairs W.C. and a Master En-suite, it is very well presented throughout and the south/west facing garden is just the icing on the cake!

Briefly comprising Entrance Hallway (with built-in cupboard), Lounge, Snug/Playroom/Study, Kitchen/Diner, Downstairs W.C., 4 Bedrooms (3 doubles - Master and Bedroom 3 offering built-in wardrobes), Master En-suite and Family Bathroom, externally there is a triple width driveway to the front, a Carport to the side (leading to the 18ft Garage with electric power) and a pleasant enclosed garden to the rear. uPVC D.G. & Gas C.H. throughout. Council Tax Band D. EPC Rating C.



# 8 Aqualate Close Newport Shropshire

## Property entered via

Upvc door to the side into

## Entrance Hallway

Access to downstairs rooms and stairs to first floor. Door to built-in storage cupboard.

## Kitchen/Diner 12' 7" x 12' 5" (3.83m x 3.78m)

Door to built-in storage cupboard with electric. Door to the side to external Carport area.

## Lounge 20' 3" x 10' 4" (6.17m x 3.15m) (max)

## Snug/Study/Playroom 12' 1" x 10' 4" (3.68m x 3.15m)

Door to the rear garden.

## Downstairs W.C. 5' 2" x 3' 11" (1.57m x 1.19m)

## Upstairs to

first floor landing leading to all Bedrooms and Family Bathroom.

## Master Bedroom 12' 1" x 10' 6" (3.68m x 3.20m) (min)

A range of fitted wardrobes. Internal hallway to Master En-suite and landing.

## Master En-suite 5' 3" x 2' 11" (1.60m x 0.89m)

## Bedroom 2 11' 7" x 10' 6" (3.53m x 3.2m)

## Bedroom 3 11' 8" x 10' 7" (3.56m x 3.23m)

Fitted double wardrobes.

## Bedroom 4 8' 6" x 6' 11" (2.59m x 2.11m)

## Family Bathroom 9' 6" x 5' 6" (2.89m x 1.68m) (max)

## Externally

To the front is a wide tarmac driveway offering parking space for several vehicles and leading to the Car Port via double wrought iron gates. A gravelled border lies to the side containing a mature shrub. EV charging point.

The covered Car Port leads to the Garage and opens into the rear garden.

The rear garden is partially laid to lawn with an Indian stone paved patio closest to the house and a block paved pathway leading to an additional paved patio area behind the Garage. Outside light.

## Carport 17' 10" x 7' 11" (5.43m x 2.41m)

## Garage 18' 7" x 7' 11" (5.66m x 2.41m)

Doors to the front. Window to the rear. Electric power and lighting.



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