



29 Daniels Cross, Newport.

Offers in the region of £399,995

Having had just one set of owners from new, this 4 Bedroom detached house has been meticulously maintained, updated and extended over the last 33 years and it says a lot about the location when a property has been a loved family home for so long. Recent modernisations include a re-configured and re-fitted Breakfast Kitchen, Sun Room extension (with insulated & tiled roof), new internal doors, new gas boiler and radiators and a fitted loft ladder. Being immaculately presented, it is a beautiful property offering ample storage space, a good sized driveway and a south-facing garden.

Briefly comprising Entrance Hallway, Lounge, Dining Room, Sun Room, Breakfast Kitchen (with built in double oven, microwave, hob and dishwasher), Utility Room, Re-fitted Downstairs W.C., Integral Garage (see dimensions), 4 Bedrooms (Master with En-suite) and Family Bathroom, externally there are gardens to the front and rear and an extended driveway allowing parking for up to 3 cars. Gas C.H., uPVC D.G. Council Tax Band D. EPC Rating TBC.

29 Daniels Cross Newport Shropshire

Property entered via composite front door into

Entrance Hallway 4' 6" x 4' 1" (1.37m x 1.24m)
Access to downstairs rooms and stairs to first floor.

Lounge 14' 7" x 13' 7" (4.44m x 4.14m) (plus bay window)

Dining Room 10' 4" x 9' 4" (3.15m x 2.84m)
Opening to

Sun Room 9' 8" x 9' 7" (2.94m x 2.92m)
Double French doors to the rear garden.

Breakfast Kitchen 16' 4" x 16' 9" (4.97m x 5.10m) (max)
Door to understairs cupboard. A range of built-in appliances.

Utility Room 6' 5" x 5' 7" (1.95m x 1.70m)
Side part-glazed upVC door to the garden.

Re-fitted Downstairs W.C. 4' 3" x 3' 6" (1.29m x 1.07m)

Upstairs to

first floor landing which provides access to all Bedrooms and Family Bathroom. Loft hatch with fitted ladder. Door to airing cupboard.

Master Bedroom 13' 1" x 11' 1" (3.98m x 3.38m) (min plus wardrobes)
Double sliding doors to built-in double wardrobes.

Master En-suite 6' 2" x 4' 5" (1.88m x 1.35m) (max)

Bedroom 2 8' 9" x 8' 3" (2.66m x 2.51m) (min plus wardrobe)
Door to built-in wardrobe.

Bedroom 3 9' 11" x 7' 0" (3.02m x 2.13m) (min plus wardrobe)
Door to built-in wardrobe.

Bedroom 4 8' 3" x 8' 1" (2.51m x 2.46m) (min plus wardrobe)
Door to built-in wardrobe.

Family Bathroom 7' 0" x 6' 6" (2.13m x 1.98m)
With shower over bath.

Integral Garage 10' 0" x 8' 0" (3.05m x 2.44m)
Up and over door to the front. Electric power and lighting. Loft hatch to roof space. Gas C.H. boiler.

Externally

To the front is a wide tarmacadam driveway allowing parking for 3 vehicles. Lying adjacent is a lawned area with a border containing mature shrubbery. Pedestrian gates to either side to the rear garden. The enclosed rear garden is mostly laid to lawn with borders to the perimeter offering a selection of plants and mature leylandii trees providing privacy.

Closest to the house is a paved patio and a very useful storage shed is situated to one side of the house. Outside lighting and water tap.

GROUND FLOOR
741 sq.ft. (68.8 sq.m.) approx.

1ST FLOOR
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA: 1302 sq.ft. (121.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misdescription. Prospective purchasers are advised to make their own arrangements to verify the details. The services, systems and appliances shown have not been tested and no guarantee is given. Made with Metropix 62026

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