



17 Bluebell Lane, Newport.

Offers in the region of **£340,000**

Being just 10 years old, this detached 3 Bedroom property not only benefits from a fabulous single storey extension to create a stunning 19ft Kitchen/Diner/Family Room, but also boasts a recently re-fitted Family Bathroom, Master En-suite and Utility Room. Furthermore, if al-fresco dining is your thing, the fully landscaped garden offers a sizeable BBQ area and outdoor entertaining space within which to relax in the summer months. Add to that a Detached Garage (currently split into two areas, with one currently kitted out as an office), a tandem driveway and 3 good-sized Bedrooms and this home is ready to move straight into and enjoy!

Briefly comprising Entrance Hallway, Lounge, Downstairs W.C., Kitchen/Diner/Family Room (with high-spec Kitchen offering ample storage and a range of built-in Neff appliances), Utility Room, 3 Bedrooms (Master with En-suite) and Family Bathroom, externally there is an enclosed rear garden (with electric and water tap), off road parking for two vehicles and a Garage. Gas C.H. uPVC D.G. Council Tax Band D. EPC Rating TBC.

17 Bluebell Lane Newport Shropshire

Property entered via
composite front door under storm porch into

Entrance Hallway
provides access to all downstairs rooms and stairs to first floor. Door to useful understairs cupboard.

Lounge 12' 9" x 12' 4" (3.88m x 3.76m) (max)

Downstairs W.C. 5' 4" x 3' 0" (1.62m x 0.91m)

Kitchen/Diner/Family Room 19' 0" x 18' 0" (5.79m x 5.48m)
Triple bi-folding doors out to the rear garden.

Utility Room 7' 0" x 5' 4" (2.13m x 1.62m)
Door to the side of the property and rear garden.

Upstairs to
first floor landing which leads to all Bedrooms and Family Bathroom.
Door to large storage cupboard.

Master Bedroom 12' 11" x 10' 8" (3.93m x 3.25m) (max)

Master En-suite 5' 10" x 5' 9" (1.78m x 1.75m) (max)

Bedroom 2 9' 7" x 9' 6" (2.92m x 2.89m)

Bedroom 3 9' 6" x 8' 3" (2.89m x 2.51m)

Re-fitted Family Bathroom 6' 11" x 5' 6" (2.11m x 1.68m)

Externally
Extending to the front and side is a low level hedge with a paved pathway leading to the front door.

The tandem driveway lies to the rear of the property, allows parking for two vehicles and leads to the Detached Garage. Access to the rear garden may be gained via a wooden pedestrian gate.

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VIEWING STRICTLY BY APPOINTMENT ONLY

The enclosed rear garden is fully landscaped with composite decking closest to the house. A border containing mature plants separates this from the lawn area and a paved pathway leads to the gate. To the other side of the pathway is an area of artificial grass with a useful wooden storage shed. A sizeable slate patio is covered with a wooden pergola which adjoins to a sizeable outdoor kitchen with space for a BBQ and beer fridge. Outside lighting and power.

Detached Garage 18' 7" x 9' 0" (5.66m x 2.74m)
Double partially glazed doors to the front. Currently split into two sections by a stud partition wall with the front part being used as an office space. Insulated with full electric and broadband connection. The rear section is used for storage. Electric lighting.



TOTAL FLOOR AREA: 1256 sq ft (116.9 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY



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