



**Banshee Danford Lane,
Sambrook,
TF10 8AL**

OIRO £550,000

The bungalow is entered via an entrance hallway, which leads into a central hallway that wraps around the property. There is a generous lounge with triple-aspect windows overlooking the rear garden and a brick-built feature open fireplace.

The kitchen flows through to a utility area, which also provides a rear external door opening onto the garden. The spacious master bedroom benefits from two double wardrobes and an additional built-in double wardrobe, and leads through to an ensuite shower room with shower enclosure.

There are three further large double bedrooms, along with a family bathroom fitted with sensor lighting.

The Annex is accessed via an interconnecting door from the bungalow as well as its own private front entrance door. It comprises an entrance hallway, a large lounge with a brick-built open fireplace and multi-aspect windows overlooking the rear garden, and a conservatory.

There is a master bedroom with fitted wardrobes, cupboards, and a dressing table, along with a bathroom and a separate cloakroom.

Set on a large plot, the bungalow enjoys extensive gardens that wrap around the property, mainly laid to lawn with hedged boundaries and well-stocked planted borders. There are several patio areas providing ideal spaces for outdoor seating, along with a garden shed.

The annex currently benefits from its own separate section of the rear garden, which is fully fenced for privacy and includes a private patio area.

The property benefits from a large driveway providing parking for several vehicles, along with a double garage fitted with electric doors.

Offered for sale with no upward chain.

Located in the sought after village of Sambrook within easy reach of commuter links to the M54 and the market town of Newport with highly regarded schools.

Sambrook village has a village pub and community life centres around the village hall and St Lukes Church. Sambrook is positioned between the market towns of Newport and Market Drayton both with a range of pubs, eateries, independent shops and supermarkets. Newport has highly regarded schools including Newport Girls High School and Haberdashers Adams Grammar School. Nearby the A41 is a commuter link to Chester and the M54. The A518 provides a link to Stafford and Telford and The A519 to Stoke and the M6. Stafford mainline train station has regular services to London Euston, Birmingham and Manchester.

ENTRANCE HALLWAY

A UPVC glazed door leads into the entrance hallway.



HALLWAY

The hallway extends around the bungalow, incorporating an airing cupboard.

LOUNGE

21'1" x 12'2" (6.44 x 3.71)

A spacious lounge with triple aspect windows overlooking the rear garden, featuring a brick built open fireplace with storage cupboards to the side.



KITCHEN

15'10" x 9'3" (4.83 x 2.83)

Fitted with a range of white base and wall units, the kitchen includes a white sink with drainer and mixer tap, worktops, and tiled splashbacks. There is a large induction hob, Hotpoint integrated oven and grill, and an integrated fridge, finished with tiled flooring with views over the rear garden.



UTILITY

9'3" x 7'8" (2.83 x 2.34)

White base and wall units with worktops above, a stainless steel sink with drainer and mixer tap, and space with plumbing for a washing machine. The tiled flooring flows through from the kitchen, and there is a useful storage cupboard along with an external door opening onto the rear garden.



BEDROOM TWO

13'1" x 9'10" (4.00 x 3.00)

A large double bedroom.



MASTER BEDROOM

17'2" x 10'9" (5.25 x 3.30)

A large principal bedroom featuring two built in double mirrored wardrobes and an additional built in double mirrored wardrobe on the opposite side. The room also benefits from triple aspect windows overlooking the front of the property.



ENSUITE

A single shower enclosure fitted with a Triton electric shower, together with a pedestal wash basin and a low-level W.C. The room has partially tiled walls, laminate flooring, and an extractor fan.



BEDROOM THREE

14'9" x 11'7" (4.52 x 3.54)

A double bedroom overlooking the rear garden.



BEDROOM FOUR

12'0" x 11'7" (3.66 x 3.54)

A fourth double bedroom with overhead storage, overlooking the rear garden to the side of the bungalow.



BATHROOM

A spacious bathroom with sensor lighting, featuring a panelled bath with a Triton electric shower over, a pedestal wash basin, and a low-level W.C. The room also benefits from a towel radiator, partially tiled walls, and laminate flooring.



ANNEX

Accessed via a UPVC glazed door and also internally through a connecting door from the bungalow.

ENTRANCE HALLWAY

With an airing cupboard featuring double doors.

CLOAKROOM

A pedestal wash basin, low level W.C and laminate flooring.

LOUNGE

19'5" x 13'11" (5.94 x 4.26)

A generous sized lounge with a feature brick built open fire and dual aspect windows overlooking the rear garden



KITCHEN DINER

14'5" x 12'5" (4.40 x 3.81)

A range of shaker-style base and wall units with worktops above, incorporating an integrated Beko oven and hob, a stainless steel sink with drainer and mixer tap, and a recess with plumbing for a washing machine. There is space for a table and furnishings, laminate flooring, and a large window overlooking the rear annex garden.



CONSERVATORY

10'8" x 5'8" (3.26 x 1.74)

Accessed from the lounge, overlooks the left hand side garden.



BEDROOM

13'11" x 13'10" (4.26 x 4.22)

A spacious double bedroom with fitted wardrobes, cupboards and a dressing table.



BATHROOM

Featuring a panelled bath with a Micra electric shower over, a pedestal wash basin, and a low-level W.C. The room has partially tiled walls, a heated towel radiator, and is fitted with a wall mounted mirror and shelf.



BEDROOM TWO / STUDY

12'2" x 6'11" (3.71 x 2.12)

A single bedroom which could also be used as a Study.



DOUBLE GARAGE

A double garage fitted with an electric roller door, benefiting from power and lighting.

DRIVEWAY

A large driveway provides parking for several cars.

AGENTS' NOTES:

EPC RATING: E a copy is available upon request.

SERVICES: We are advised that mains water, electricity and drainage are available. The property is heated by oil fired central heating. Davies White & Perry have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their surveyor or Solicitor.

COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, the Property is Band E (currently £2,637.62) for the year 2025/2026).

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

BROADBAND: Up to 1000mbps

REAR GARDEN

An extensive rear garden wraps around the bungalow, featuring a large lawn enclosed by hedged boundaries. The garden is well stocked with mature shrubs and planting borders, creating a private and established feel. There is a patio area ideal for outdoor seating, along with an additional patio to the right hand side.

Additional benefits include a garden shed and an outside tap. The annex currently enjoys its own private section of the rear garden, which is fully fenced and includes a patio area.



Mobile Signal/Coverage Indoors: EE Variable, O2 None, Three Limited, Vodafone Limited

Mobile Signal/Coverage Outdoors: EE Good, O2 Variable, Three Good, Vodafone Good

PARKING: Driveway Parking & Double Garage

FLOOD RISK: Rivers & Seas – No risk

COASTAL EROSION RISK: None in this area

COALFIELD OR MINING AREA: None in this area

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries.

METHOD OF SALE: For Sale by Private Treaty.

TO VIEW THIS PROPERTY: Please contact our Newport Office, 45/47 High Street, Newport, TF10 7AT on 01952 811003 or email us at newport@davieswhiteperry.co.uk

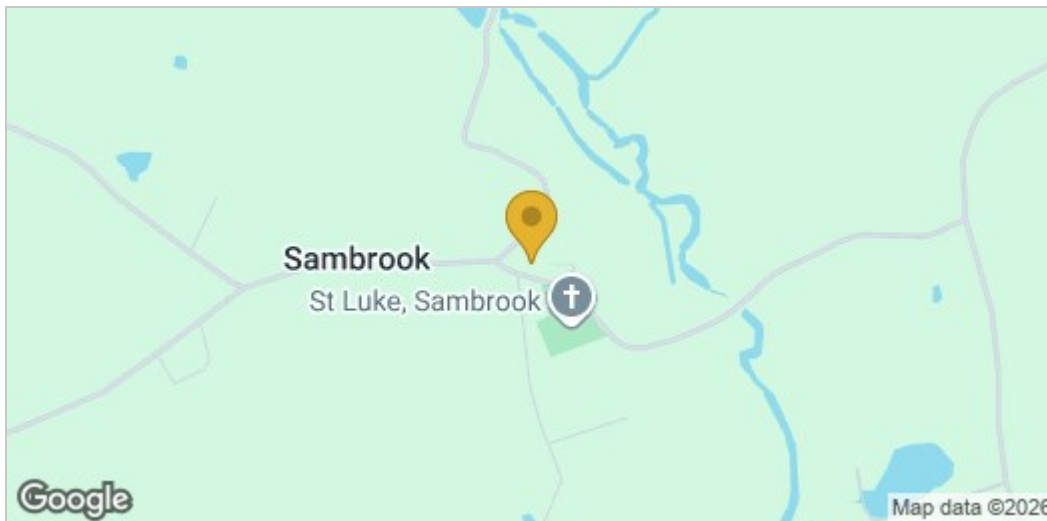
DRIVING DIRECTIONS: From our offices in the Newport High Street head north on the High Street, at the round about take the second exit onto Stafford Street, at the round about take the first exit onto A41. At the round about take the second exit onto the A41, turn right to Sambrook turn right onto Danford Lane the bungalow is on the right hand side and can be identified with a For Sale board.



Total area: approx. 254.2 sq. metres (2736.2 sq. feet)

This plan has been prepared for the exclusive use of Davies White Perry Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All positioning of windows, doors, openings and fixtures and fittings are approximate and used for guide only. The floor plan is not, nor should it be taken as, an exact representation of the subject property. Plan produced using PlanUp.

Banshee, Danford Lane, Sambrook, Newport



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.