



127 Barnmeadow Road, Newport.

Offers in the region of **£255,000**

Benefitting from a single storey extension to the side, this 3/4 Bedroom semi-detached home offers versatile and spacious living accommodation together with a large west-facing garden and separate Detached Garage with electric door. The property as a whole is extremely well presented and boasts ample driveway parking (enclosed by an electric gate), a Downstairs W.C. and excellent storage space throughout.

Briefly comprising Entrance Hallway, Lounge, Dining Room, Lean-to Conservatory, Kitchen, Utility Room, Downstairs W.C., Study/Playroom/Downstairs Bedroom, 3 Bedrooms and a modern Family Bathroom, externally there is a double width driveway and garden to the front, and a sizeable garden with Detached Garage to the rear (access may be gained via a lane at the back). uPVC D.G. & Gas C.H. Being within easy reach of Newport Town Centre, it is convenient for schools, shops, transport links and amenities. Council Tax Band B. EPC Rating D.

127 Barnmeadow Road Newport Shropshire

Property entered via
composite front door into

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

Lounge 13' 9" x 12' 5" (4.19m x 3.78m) (max)

Dining Room 8' 8" x 8' 7" (2.64m x 2.61m)

Lean-to Conservatory 7' 8" x 7' 7" (2.34m x 2.31m)
Door to the rear garden.

Kitchen 8' 7" x 8' 1" (2.61m x 2.46m)
Door to understairs cupboard.

Utility Room 14' 0" x 7' 5" (4.26m x 2.26m) (max)

Downstairs W.C. 6' 3" x 3' 2" (1.90m x 0.96m)

Study/Playroom/Downstairs Bedroom 16' 5" x 7' 0"
(5.00m x 2.13m)
Access to understairs cupboard.

Upstairs to
first floor landing which leads to all Bedrooms and Family
Bathroom.

Bedroom 1 12' 5" x 7' 6" (3.78m x 2.28m) (min plus
wardrobes)

Bedroom 2 8' 8" x 6' 6" (2.64m x 1.98m) (min plus wardrobes)

Bedroom 3 7' 0" x 5' 11" (2.13m x 1.80m)

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VIEWING STRICTLY BY APPOINTMENT ONLY

Family Bathroom 7' 7" x 5' 6" (2.31m x 1.68m)

Outside

To the front is a double width driveway with electric sliding gate to the fore. Free-form border to the side containing mature plants and shrubs and low level brick wall to the side with iron railings over.

To the rear is a large enclosed garden which is mostly laid to lawn with paved patio closest to the house and a pathway leading to the Detached Garage. Borders to the perimeter contain plants. Outside water tap and electric light.

Detached Garage 20' 8" x 12' 3" (6.29m x 3.73m)
Electric up and over door. Electric power and lighting.
Pedestrian door to the side.



TOTAL FLOOR AREA: 3016 sq.ft. (84.4 sq.m.) approx.
Barker Healey Property has been made to ensure the accuracy of the floor plan. Measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should not be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made as to their operation or efficiency. See the plan.
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Barker Healey

PROPERTY



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