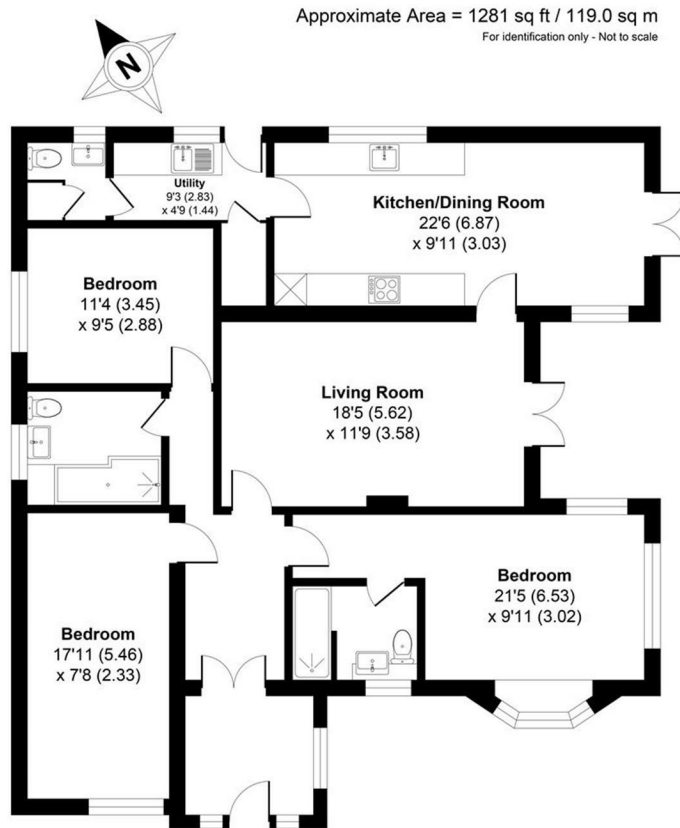


FOR SALE



Lavender Leap Plough Lane, Newport, TF10 8BS



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.



FOR SALE

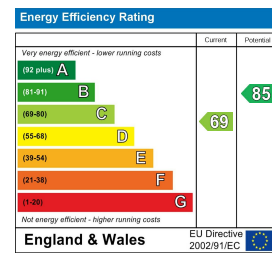
Offers in the region of £450,000

Lavender Leap Plough Lane, Newport, TF10 8BS

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



Lavender Leap is a beautifully renovated detached bungalow set on a generous plot along a quiet no-through lane on the outskirts of Newport. Stylishly reconfigured for modern living, it offers a spacious sitting room with French doors, a sleek kitchen/dining room perfect for entertaining, three double bedrooms including a luxurious en-suite to the principal bedroom, and a contemporary family bathroom. Outside, enjoy ample gated parking and a large enclosed garden — ideal for families, pets, and summer gatherings.



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Telford Sales
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1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- No Upward Chain
- Recently Refurbished
- Gated Driveway
- Wrap-Around Gardens
- Close to Amenities
- En-Suite to Main Bedroom

DESCRIPTION

Tucked away on the peaceful edge of Newport, Lavender Leap is one of those homes that just feels right the moment you arrive. Set along the quiet, no-through Plough Lane, this beautifully renovated detached bungalow sits on a generous plot and has been thoughtfully reimagined for modern living — blending clean, contemporary style with a warm, welcoming atmosphere.

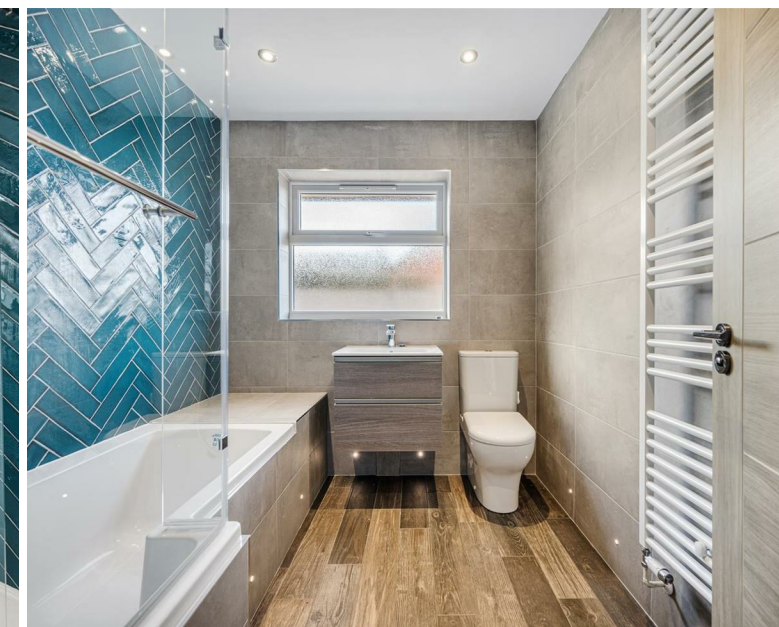
Step inside through the handy porch/boot room into a spacious entrance hall that immediately sets the tone for the rest of the home. The sitting room is light and inviting, with French doors opening onto the side garden — ideal for summer evenings — and flows seamlessly into the stylish kitchen/dining room. Here, sleek wall and base units, a composite sink, and integrated appliances — including a halogen hob with extractor, electric oven/grill, and fridge/freezer — create a space that's as practical as it is elegant. French doors from the dining area open directly onto the garden, making entertaining effortless.

A well-appointed utility room mirrors the kitchen's contemporary finish and provides additional storage, a composite sink, plumbing for a washing machine, and direct access to the rear garden. A convenient guest cloakroom sits just off this space.

The principal bedroom is a bright and generously proportioned double, enjoying dual-aspect views and a luxurious en-suite complete with a walk-in shower, vanity unit with wash basin, and W.C. Two further double bedrooms offer flexibility for family, guests, or a home office, all served by a stylish family bathroom featuring a P-shaped bath with mains shower, wall-hung wash basin, and W.C.

Outside, a gated gravel driveway provides ample parking and turning space for multiple vehicles. The substantial plot wraps around both sides of the property — one side lending itself perfectly to a private seating area or low-maintenance garden. The rear garden is mainly laid to lawn and fully enclosed, creating a safe and secure space for children and pets to enjoy.

Lavender Leap offers the best of both worlds: a peaceful setting with the space, style, and flexibility to suit modern family life.



LOCATION

Perfectly placed just moments from Newport High Street, Lavender Leap enjoys the best of both worlds — peaceful surroundings with everyday essentials close at hand. Newport offers a fantastic mix of independent shops, welcoming pubs, popular eateries, and major supermarkets including Waitrose.

For those who love the outdoors, you're spoiled for choice with scenic walks along Newport Canal, around Aqualate Mere, and through the beautiful Chetwynd Woods — all just a short distance away.

ROOMS

PORCH/BOOT ROOM

ENTRANCE HALL

LOUNGE

KITCHEN/DINER

UTILITY ROOM

W.C.

BEDROOM ONE

EN-SUITE

BEDROOM TWO

BEDROOM THREE

BATHROOM

LOCAL AUTHORITY

Telford and Wrekin Council

COUNCIL TAX

Council Tax Band: D

TENURE & POSSESSION

Freehold with vacant possession on completion.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agent.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.