



## 6 Chetwynd Grove, Newport.

Offers in the region of **£285,000**

This beautifully presented 3 Bedroom semi-detached house is situated within a quiet cul-de-sac, whilst being only a short distance from Newport town centre. Benefitting from a cosy log burner in the Lounge, fully fitted 16ft Kitchen/Diner, Downstairs W.C., Utility Room/Study, 18ft Garage and double width driveway, it is ideal for anyone looking to move straight in and enjoy!

Briefly comprising Entrance Hallway, Lounge, Kitchen/Diner (with Range Cooker, integrated dishwasher and microwave) Downstairs WC, separate Utility Room/Study, 3 Bedrooms (Bedroom 1 with built-in wardrobes) and modern Shower Room, externally there is a low maintenance, west facing garden to the rear, ample driveway parking and a Garage (with direct access to the house). NO UPWARD CHAIN! Gas C.H. & uPVC D.G. throughout. Council Tax Band C. EPC Rating D.

# 6 Chetwynd Grove Newport Shropshire

## Property entered via

uPVC front door under storm porch into

## Entrance Hallway 14' 8" x 5' 7" (4.47m x 1.70m)

Provides access to downstairs rooms and stairs to first floor. Useful understairs cupboard.

## Lounge 14' 0" x 11' 0" (4.26m x 3.35m) (max)

## Kitchen/Diner 16' 8" x 9' 7" (5.08m x 2.92m)

Sliding patio doors to the rear garden. Door to

## Utility Room/Study 9' 6" x 9' 5" (2.89m x 2.87m) (max)

uPVC door to the rear garden. Door to Garage.

## Downstairs W.C. 6' 6" x 4' 8" (1.98m x 1.42m)

## Upstairs to

first floor landing which provides access to all Bedrooms and Shower Room. Door to airing cupboard. Access to loft space via a fitted ladder.

## Bedroom 1 12' 6" x 9' 10" (3.81m x 2.99m) (min)

Double sliding doors to built-in wardrobe space.

## Bedroom 2 11' 3" x 10' 5" (3.43m x 3.17m) (max)

## Bedroom 3 7' 10" x 6' 11" (2.39m x 2.11m)

## Shower Room 6' 3" x 5' 6" (1.90m x 1.68m)

## Externally

To the front is a double width tarmac driveway offering parking for two vehicles. A paved pathway leads to the front door. Adjacent to the driveway is a lawned front garden with two well stocked borders and two fruit trees. A wooden pedestrian gate to the side of the house allows access to the rear garden.

The enclosed, low maintenance garden is west facing, extends to the side and rear of the property and consists of a mixture of paved areas, a wooden decked terrace and a section of artificial grass. Electric lighting, power socket and water tap. Wooden storage shed.

## Garage 18' 0" x 10' 0" (5.48m x 3.05m)

Up and over door to the front. Electric lighting and power.



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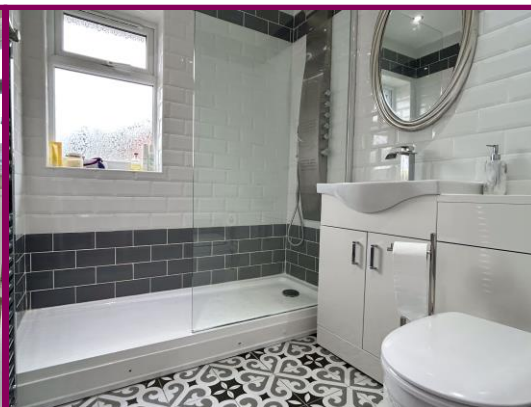
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PROPERTY



Printed by Ravensworth 01670 713330



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