



29 Daniels Cross, Newport.

Offers in the region of **£399,995**

Having had just one set of owners from new, this 4 Bedroom detached house has been meticulously maintained, updated and extended over the last 33 years and it says a lot about the location when a property has been a loved family home for so long. Recent modernisations include a re-configured and re-fitted Breakfast Kitchen, Sun Room extension (with insulated & tiled roof), new internal doors, new gas boiler and radiators and a fitted loft ladder. Being immaculately presented, it is a beautiful property offering ample storage space, a good sized driveway and a south-facing garden.

Briefly comprising Entrance Hallway, Lounge, Dining Room, Sun Room, Breakfast Kitchen (with built in double oven, microwave, hob and dishwasher), Utility Room, Re-fitted Downstairs W.C., Integral Garage (see dimensions), 4 Bedrooms (Master with En-suite) and Family Bathroom, externally there are gardens to the front and rear and an extended driveway allowing parking for up to 3 cars. Gas C.H., uPVC D.G. Council Tax Band D. EPC Rating C.

29 Daniels Cross Newport Shropshire

Property entered via
composite front door into

Entrance Hallway 4' 6" x 4' 1" (1.37m x 1.24m)
Access to downstairs rooms and stairs to first floor.

Lounge 14' 7" x 13' 7" (4.44m x 4.14m) (plus bay window)

Dining Room 10' 4" x 9' 4" (3.15m x 2.84m)
Opening to

Sun Room 9' 8" x 9' 7" (2.94m x 2.92m)
Double French doors to the rear garden.

Breakfast Kitchen 16' 4" x 16' 9" (4.97m x 5.10m) (max)
Door to understairs cupboard. A range of built-in appliances.

Utility Room 6' 5" x 5' 7" (1.95m x 1.70m)
Side part-glazed upVC door to the garden.

Re-fitted Downstairs W.C. 4' 3" x 3' 6" (1.29m x 1.07m)

Upstairs to
first floor landing which provides access to all Bedrooms and Family Bathroom. Loft hatch with fitted ladder. Door to airing cupboard.

Master Bedroom 13' 1" x 11' 1" (3.98m x 3.38m) (min plus wardrobes)
Double sliding doors to built-in double wardrobes.

Master En-suite 6' 2" x 4' 5" (1.88m x 1.35m) (max)

Bedroom 2 8' 9" x 8' 3" (2.66m x 2.51m) (min plus wardrobe)
Door to built-in wardrobe.

Bedroom 3 9' 11" x 7' 0" (3.02m x 2.13m) (min plus wardrobe)
Door to built-in wardrobe.

Bedroom 4 8' 3" x 8' 1" (2.51m x 2.46m) (min plus wardrobe)
Door to built-in wardrobe.

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VIEWING STRICTLY BY APPOINTMENT ONLY

Family Bathroom 7' 0" x 6' 6" (2.13m x 1.98m)
With shower over bath.

Integral Garage 10' 0" x 8' 0" (3.05m x 2.44m)
Up and over door to the front. Electric power and lighting. Loft hatch to roof space. Gas C.H. boiler.

Externally

To the front is a wide tarmac driveway allowing parking for 3 vehicles. Lying adjacent is a lawned area with a border containing mature shrubbery. Pedestrian gates to either side to the rear garden. The enclosed rear garden is mostly laid to lawn with borders to the perimeter offering a selection of plants and mature leylandii trees providing privacy.

Closest to the house is a paved patio and a very useful storage shed is situated to one side of the house. Outside lighting and water tap.



Barker Healey

PROPERTY



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