



28 Bronte Drive, Newport.

Offers in the region of **£260,000**

If you are looking for a well presented, modern home with 3 double Bedrooms and ample driveway parking which is within easy reach of Newport's schools and amenities, then this is the property for you! Being just 9 years old, this contemporary, 3 storey town house has been occupied from new by the current owners and benefits from a spacious Master Bedroom with En-suite, a good-sized Lounge and neutral decoration throughout.

Briefly comprising Entrance Porch, Lounge, Hallway, Kitchen/Diner and Downstairs W.C to the ground floor, there are 2 Bedrooms and a Family Bathroom to the first floor, whilst the second floor is entirely devoted to the Master Bedroom and En-suite. To the front is a double width driveway and to the rear is an enclosed rear garden with storage shed. Being located in a popular residential area, the property boasts the remainder of the NHBC Guarantee and is perfect for first time buyers, young families or investors alike!

Gas C.H. via a combi-boiler. uPVC D.G. Council tax band C. EPC Rating B. Annual Estate Charge - £196.64.

28 Bronte Drive Newport Shropshire

Property entered via
composite front door into

Entrance Porch 3' 9" x 3' 7" (1.14m x 1.09m)
Door into

Lounge 14' 7" x 11' 10" (4.44m x 3.60m) (max)
Door to useful understairs cupboard.

Hallway 7' 2" x 4' 10" (2.18m x 1.47m)
Doors to all downstairs rooms and stairs to first floor.

Kitchen/Diner 11' 9" x 8' 10" (3.58m x 2.69m) (max)
Double uPVC French doors to the rear garden. Integrated electric oven & gas hob.

Downstairs W.C. 4' 4" x 3' 8" (1.32m x 1.12m)

Upstairs to
first floor landing which leads to Bedrooms 2 & 3 and Family Bathroom. Stairs to second floor.

Bedroom 2 11' 11" x 10' 5" (3.63m x 3.17m) (max)

Bedroom 3 11' 10" x 8' 10" (3.60m x 2.69m) (max)

Family Bathroom 7' 11" x 5' 6" (2.41m x 1.68m)
With shower attachment over bath.

Upstairs to
second floor landing which provides access to Master Bedroom. Door to built-in storage cupboard.

Master Bedroom 13' 4" x 8' 5" (4.06m x 2.56m)
(min plus window bay)
Door to

Master En-suite 11' 0" x 4' 11" (3.35m x 1.50m)
Recess over stairs for additional storage space.

Externally
To the front is a double width tarmac driveway offering parking space for two vehicles. A paved pathway provides access to the front door and round to the left hand side of the house where entrance to the rear garden may be gained via a wooden pedestrian gate. A border to the front contains a mature selection of plants.

To the rear is an enclosed garden being mostly laid to lawn with a paved pathway running adjacent to the house. A border containing a variety of mature plants and shrubs lies along the back fence and a wooden shed provides useful storage space. Outside water tap.



TOTAL FLOOR AREA: 917 sq ft. (85.2 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metagage C2026

10 High Street, Newport,
Shropshire, TF10 7AN

Tel: 01952 813625

Email: info@barkerhealey.co.uk

Web: www.barkerhealey.co.uk

VIEWING STRICTLY BY APPOINTMENT ONLY

Barker Healey
PROPERTY



Printed by Ravensworth 01670 713330



MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.