



31 Chetwynd Grove, Newport.

Offers in the region of **£300,000**

Spacious and modern throughout, this extended 3 Bedroom, link-detached home features owned solar panels and storage battery, a convenient Downstairs Shower Room, ample open-plan living space and all within a highly sought-after location. Being beautifully presented throughout and with underfloor heating to the Kitchen/Diner and Conservatory, it is the perfect property to move straight into without needing to lift a finger!

Briefly comprising Entrance Porch, Lounge, Kitchen/Diner, Conservatory, Utility Room, Garage, Downstairs Shower Room, 3 Bedrooms (two doubles) and Family Bathroom, externally there is a large driveway to the front and an enclosed, split level, west facing garden to the rear. EV charging point. uPVC D.G., Gas C.H. Council Tax Band C. EPC Rating D.

31 Chetwynd Grove Newport Shropshire

Property entered via part-glazed uPVC door into

Entrance Porch 6' 11" x 4' 4" (2.11m x 1.32m) (max)
Door to

Lounge 15' 7" x 14' 8" (4.75m x 4.47m) (max)
Stairs to the first floor.

Kitchen/Diner 14' 8" x 11' 1" (4.47m x 3.38m) (max)
Bi-fold doors to

Conservatory 9' 10" x 7' 10" (2.99m x 2.39m)
Double uPVC French doors to the rear garden.

Utility Room 8' 2" x 7' 5" (2.49m x 2.26m)
Open to the rear hall which provides access to the garden.

Downstairs Shower Room 6' 5" x 5' 0" (1.95m x 1.52m)

Upstairs to
first floor landing which leads to all Bedrooms and Family Bathroom. Door to airing cupboard containing Gas C.H. boiler.

Bedroom 1 12' 4" x 8' 8" (3.76m x 2.64m) (min)
Double doors to built-in wardrobe. Loft hatch to semi-boarded loft space.

Bedroom 2 10' 7" x 8' 8" (3.22m x 2.64m) (mx)
Double sliding doors to built-in wardrobe.

Bedroom 3 8' 4" x 5' 10" (2.54m x 1.78m) (max)
Door to single built-in wardrobe.

Family Bathroom 6' 0" x 5' 10" (1.83m x 1.78m)

Garage 14' 1" x 8' 5" (4.29m x 2.56m)
Triple doors to the front. Door to the rear into the Utility Room.
Electric lighting and power.

Externally

At the front, a spacious block-paved driveway provides parking for at least three vehicles and leading directly to the garage, with an EV charging point conveniently located.

To the rear is an enclosed, west-facing, split level garden. A pleasant patio lies closest to the house with several steps up to a lawned area which is edged with well stocked borders. Two more steps up leads to an area which is a mixture of paved and gravelled areas with a raised border perfect for vegetable growing. A wooden storage shed lies furthest away from the house. External lighting and water tap.



TOTAL FLOOR AREA: 1343 sq ft (124.3 sq m) approx.
While every effort has been made to ensure the accuracy of the figures contained herein, measurements of floors, walls, rooms and any other parts are approximate and the responsibility is taken for any error or omission on this statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The actual, current and applicable figures shall not be bound and no guarantee as to their accuracy or otherwise can be given.
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PROPERTY



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