



30 Laurel Drive, Newport.

Offers in the region of **£289,950**

Having been substantially extended and improved over the last 14 years, this 3 Bedroom semi-detached house offers stunning open-plan living accommodation with bi-folding doors onto the rear garden. The contemporary Kitchen/Diner benefits from integrated appliances and the addition of a Study combines functionality with style. Solid Oak flooring and doors to the ground floor create a warm and inviting ambience and the multi-fuel burner in the Lounge ensures a cosy feel to this spacious reception room. Add to that a triple width driveway, Utility Room, Downstairs W.C. and Integral Garage and it is the perfect family home!

Briefly comprising Entrance Porch, Entrance Hallway, Lounge, Kitchen/Diner, Utility Room, Downstairs W.C., Study, 3 good sized Bedrooms (2 with fitted wardrobes) and modern Shower Room, externally there is ample driveway parking and a landscaped garden (with fruit trees and an allotment area) which is not directly overlooked. Being situated within a quiet cul-de-sac, the location is perfect for accessing Newport's shops, schools and amenities and viewing is essential to appreciate all this property has to offer. Gas C.H. via a new combi boiler. uPVC D.G. throughout. EPC Rating C. Council Tax Band C.

30 Laurel Drive Newport Shropshire

Property entered via

sliding fully glazed uPVC door into

Entrance Porch 8' 1" x 1' 10" (2.46m x 0.56m)

Part glazed uPVC door into

Hallway 14' 11" x 5' 8" (4.54m x 1.73m) (max)

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

Lounge 14' 5" x 10' 5" (4.39m x 3.17m) (min plus bay window)

Two sets of Sharps fitted bookcases with storage cupboards beneath. Multi-fuel burner.

Open Plan Kitchen/Diner 18' 1" x 16' 6" (5.51m x 5.03m) (max)

uPVC fully glazed bi-folding doors & single door to the rear garden. Door to useful pantry cupboard.

Utility Room 7' 4" x 7' 3" (2.23m x 2.21m)

Downstairs W.C. 7' 3" x 3' 11" (2.21m x 1.19m)

Study 7' 5" x 7' 3" (2.26m x 2.21m) (min)

Fitted Sharps storage units and desk.

Upstairs to

first floor landing which provides access to all Bedrooms and Shower Room. Door to built-in cupboard over the stairs containing newly fitted gas combi-boiler.

Bedroom 1 12' 3" x 10' 5" (3.73m x 3.17m) (min plus wardrobes)

Two sets of double fitted Sharps wardrobes with additional fitted drawers and cupboards.

Bedroom 2 11' 10" x 8' 9" (3.60m x 2.66m) (min plus doorway)

Triple fitted Sharps wardrobes.

Bedroom 3 8' 10" x 7' 4" (2.69m x 2.24m)

Shower Room 5' 8" x 5' 9" (1.73m x 1.75m)

Fitted storage cupboards.

Externally

To the front is a triple width block paved driveway allowing parking for several vehicles. A border containing mature plants and a low level brick wall lie to the fore.

To the rear is a landscaped garden with a block-paved patio closest to the house and steps leading up to a lawn edged on both sides by well-stocked borders, including a fruitful Braeburn apple tree. Further from the house, you'll find an allotment area with established raised beds (one with a pear tree), a greenhouse, and a wooden shed. A pedestrian gate in the back wall provides access for bin collection. Double electric socket. External lighting and water tap.

Integral Garage 14' 0" x 7' 8" (4.26m x 2.34m)

Door to the Utility Room. Roller door to the front. Electric power and lighting.



TOTAL FLOOR AREA: 1207 sq ft (112.1 sq m) approx.
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PROPERTY



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