



19 Sylvan Close, Lilleshall, TF10 9EQ
Offers In The Region Of £325,000

Nestled in an enviable position at the top of Sylvan Close you'll discover this beautifully presented, four-bedroom family home. Having been loved by the current owners for the last twenty years, this home is an ideal place for those looking to settle in a wonderful property in a desirable location.

Location Overview

Halfway between Newport and Lilleshall, this property benefits from all things that both areas have to offer. For those with young children, the Ofsted-rated Outstanding schools of Lilleshall Primary and Moorfield Primary schools are less than 10 minutes away, and Newport Girls' High School and Haberdashers Adams give great Secondary School options. Boasting a lovely semi-rural location, you're spoilt for choice with countryside walks, parks and outdoor activities. In Newport Town Centre you can take full advantage of the busy cafe & pub culture, the range of independent shops & supermarkets, and the charming indoor market. Travel afield is simple with the well-developed bus routes, nearby Stafford or Telford train stations and main roads to the M54 and beyond.

Entrance Hall

This welcoming entrance hall sets a bright and airy tone with its light walls and pale grey wood-effect flooring. It offers a neat, inviting space to greet guests and provides access to the staircase leading upstairs and the living room beyond.

Living Room 13'3" x 12'7" (4.04m x 3.83m)

A delightful living room featuring a large, front-facing window that fills the room with natural light. A striking focal point is the wood-burning stove set into a hearth with decorative tiles and exposed bricks, adding rustic character. The room is both bright and spacious, yet provides a cosy and relaxing environment to wind down at the end of the day.

Kitchen / Dining Family Room

Open and inviting, the kitchen seamlessly connects to the dining/family room through a broad opening, creating a sociable layout, ideal for entertaining. It features cream cabinetry paired with wood-effect worktops and a tiled splashback in warm tones. The kitchen is well-equipped with a useful pantry cupboard, a large black range cooker and plumbing for a dishwasher and washing machine hidden under the counters. A breakfast bar with space for multiple seats adds a casual dining option. The adjacent dining/family room enjoys natural light from both side and rear windows and rear doors that open out onto the garden patio, blending indoor and outdoor living. The whole room has the added bonus of a wired media system throughout.

Landing

The first-floor landing is a light and practical space with access to all bedrooms, the bathroom, and a storage cupboard. A window brings natural light into the area, creating an airy feel.

Master Bedroom 12'7" x 9'5" (3.84m x 2.88m)

The master bedroom is a peaceful retreat with a soft carpet underfoot, decorative wallpaper and two

windows that fill the room with gentle natural light. Its size comfortably accommodates a double bed and fitted wardrobes, offering a restful space on the first floor.

Bedroom Two 11'9" x 6'5" (3.59m x 1.95m)

Bedroom Two is a further double bedroom at the rear of the property, featuring fitted wardrobes and a desk space along one wall, making clever use of the space. Currently with a single bed, the room would easily accommodate a double bed and further furnishings.

Bedroom Three 9'11" x 8'10" (3.01m x 2.69m)

Centrally located on the first floor, bedroom three provides another good-sized bedroom, again with fitted wardrobes and desk space. A warm, neutral carpet and window overlooking the side of the property complete the room.

Bedroom Four 9'6" x 5'11" (2.89m x 1.81m)

Bedroom Four offers a versatile space with flexible living options; it'd be an ideal home office, dressing room or child's nursery. A luxury of choice!

Shower Room 5'10" x 5'6" (1.79m x 1.68m)

The family shower room is fitted with sleek, modern fixtures including a big walk-in shower with a curved glass door, a vanity basin with storage below, and a concealed cistern WC. Neutral wall tiles with a decorative border add a stylish touch, while a frosted window ensures privacy and natural light.

WC

The separate first floor WC is conveniently located and includes a wall-mounted basin and toilet. The simple, practical design makes it a useful addition to the home.

Rear Garden

The West-facing rear garden is a beautifully maintained outdoor space with a generous, raised patio area laid with flagstone tiles, ideal for outdoor dining and entertaining. Beyond this, a well-kept lawn stretches to the back fence, bordered by mature trees and shrubs which provide privacy and a sense of tranquillity. Metal gateways give access to the side storage area, garage and to the front of the property.

Garage 16'7" x 7'10" (5.05m x 2.40m)

The detached garage offers practical storage space and is powered with its own electricity supply.

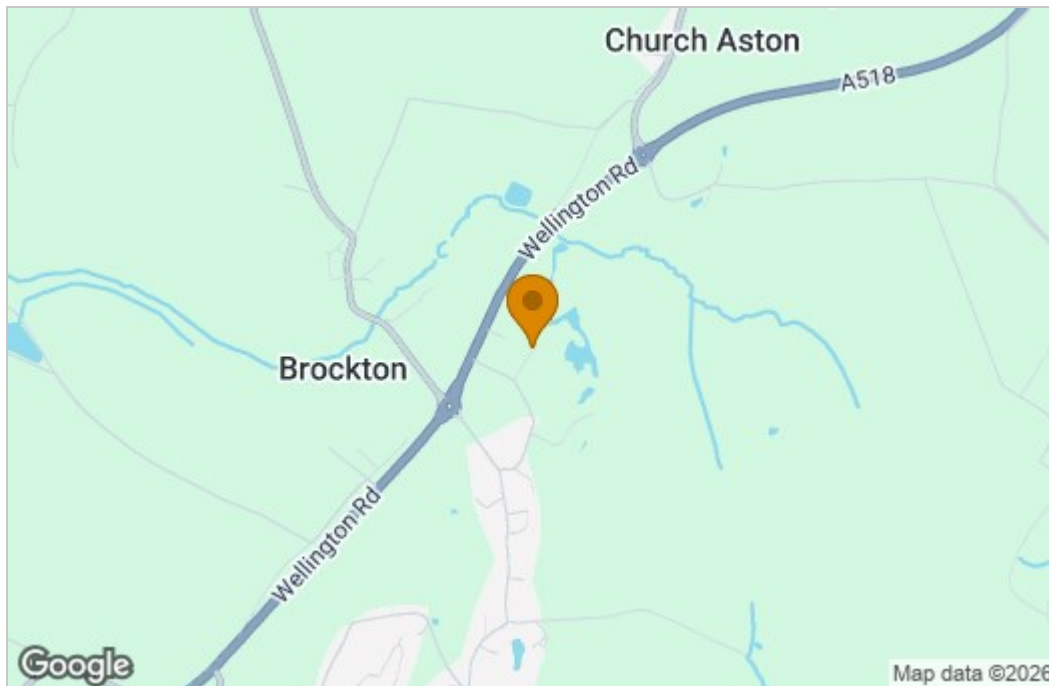
Floor Plan



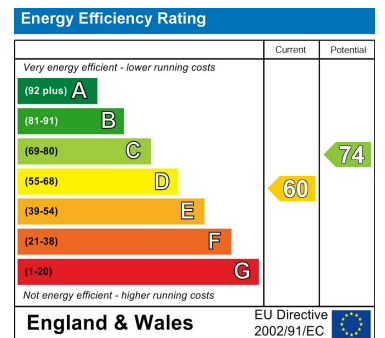
TOTAL: 1080 sq. ft, 100 m2
 GROUND FLOOR: 548 sq. ft, 51 m2, FIRST FLOOR: 532 sq. ft, 49 m2
 EXCLUDED AREAS: GARAGE: 130 sq. ft, 12 m2, WALLS: 138 sq. ft, 13 m2

Measurements Deemed Highly Accurate But Not 100%. Nsw Are Not Liable And Do Not Take Any Responsibility For Any Errors, Omissions Or Mistakes In The Floorplan. Please Carry Out Your Own Measurements Before Making Any Decisions Based On Them.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.