



## 'The Willows' Shay Lane, Forton.

Offers in the region of **£625,000**

Having been bought by the current owner almost 30 years ago, this stunning 3/4 Bedroom detached property, set in a total plot of approximately 1/3 of an acre, has undergone extensions, garage conversions and a full programme of refurbishments and the result is a fabulous family home with views over open countryside, whilst still being just a stone's throw from Newport town. Boasting an adjoining 1 Bedroom Annexe (with its own independent access to the front and rear), it offers versatile multi-generational living in addition to a newly fitted 18ft Breakfast Kitchen in the main house, zoned Hive heating control, a cosy multi-fuel burner in the Lounge and beautiful flooring throughout (being a mixture of natural stone, solid oak, pitched pine and new carpet). Benefitting from a modern oil boiler, full electrical re-wire and re-plastering, the decoration has been kept neutral to allow the next occupants to put their own stamp on it. The icing on the cake is the impressive 17th century stone framed church window which has been installed as a feature between the Lounge and Dining Room, providing both character and style.

Briefly comprising Entrance Hallway, Lounge, Breakfast Kitchen, Dining Room, Utility Room, Study/Playroom/Bedroom 4, Downstairs W.C., 3 Bedrooms, Master En-suite and Family Bathroom, the separate Annexe consists of a large open-plan Kitchen/Diner/Lounge, newly fitted Shower Room and double Bedroom. Externally there is ample driveway for several vehicles to the front and very pleasant gardens to the front and rear. Oil C.H., uPVC D.G. Council Tax Band E. EPC Rating TBC.

# 'The Willows' Shay Lane Forton Newport Staffordshire

## Property entered via

Part glazed composite door into

## Entrance Hallway 13' 5" x 3' 11" (4.09m x 1.19m)

Access to downstairs rooms and stairs to first floor. Built-in storage cupboard.

## Lounge 12' 11" x 12' 8" (3.93m x 3.86m) (min plus bay)

Multi-fuel burner.

## Breakfast Kitchen 12' 11" x 18' 3" (3.93m x 5.56m) (max)

Rangemaster double gas oven. Integrated dishwasher and wine rack. Glazed uPVC door to the rear garden. Open to

## Dining Room 9' 7" x 9' 0" (2.92m x 2.74m)

Built-in media wall.

## Utility Room 8' 10" x 5' 0" (2.69m x 1.52m)

## Study/Playroom/Bedroom 4 14' 10" x 7' 6" (4.52m x 2.28m) (min plus bay)

## Downstairs W.C. 4' 4" x 3' 5" (1.32m x 1.04m) (max)

## Upstairs to

first floor landing which provides access to Bedrooms and Family Bathroom.

## Master Bedroom 13' 9" x 9' 6" (4.19m x 2.89m)

Built in media wall. Door to

## Walk-in Wardrobe 6' 2" x 5' 4" (1.88m x 1.62m) (max into eaves)

## Master En-suite 6' 1" x 5' 7" (1.85m x 1.70m) (max)

## Bedroom 2 15' 2" x 8' 10" (4.62m x 2.69m)

## Bedroom 3 9' 5" x 7' 11" (2.87m x 2.41m)

Double built-in wardrobes.

## Family Bathroom 9' 8" x 7' 4" (2.94m x 2.23m) (max into eaves)

With shower over bath.

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**VIEWING STRICTLY BY APPOINTMENT ONLY**

**Annexe Lounge/Kitchen/Diner 18' 5" x 11' 5" (5.61m x 3.48m) (max)**  
Double French doors to the rear garden. Freestanding electric cooker.

**Inner Hallway 6' 5" x 6' 3" (1.95m x 1.90m) (max)**

Access to the Bedroom, Shower Room and Lounge/Kitchen/Diner.

**Annexe Shower Room 7' 2" x 6' 8" (2.18m x 2.03m) (max)**

**Annexe Bedroom 12' 4" x 9' 0" (3.76m x 2.74m) (max)**

Part-glazed uPVC door to the driveway to the front.

## Externally

To the front is a sweeping granite cobbled driveway which leads to the house and offers parking for several vehicles. To the fore is a lawn area edged with hedging to the perimeter and an ornamental pond. Water tap & electric light. Borders closest to the house contain a selection of mature shrubs and plants and a pedestrian wooden gate to the right leads to the rear garden.

The enclosed rear garden is mostly laid to lawn with a substantial paved patio closest to the property. Well established hedges and trees line the fenced boundary. At the top end of the garden is a wooden storage shed. Water tap. Electric light.



TOTAL FLOOR AREA: 1579 sq. ft. (146.4 sq. m.) (approx.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of plots, buildings, fixtures and fittings are approximate and not guaranteed. 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.

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