



17 Moss Drive, Newport.

Offers in the region of **£299,995**

If you are looking for a contemporary, "almost new" property, set within an established residential area whilst still benefitting from the remaining 7 years of the NHBC Guarantee, then this is the 3 Bedroom semi-detached home for you! Having been substantially upgraded and improved by the current owner to include integrated Kitchen appliances, an electric log burner effect fire with media wall over, intruder alarm system, tasteful decoration throughout and a fully landscaped rear garden, it is beautifully presented and is ready to move straight into and enjoy.

Briefly comprising Entrance Hallway, 17ft Lounge, spacious Kitchen/Diner, Utility Area, Downstairs W.C., 3 double Bedrooms (Master with En-suite) and Family Bathroom (with bath and separate shower), there is ample built in storage space, a double width driveway to the front and a stunning enclosed garden to the rear. Being within easy reach of Newport Town Centre and all its shops, schools, amenities and transport links, there is a nearby play park and green area making it the perfect location for almost any type of buyer. Gas C.H., uPVC D.G. Council Tax Band C. EPC Rating B.

17 Moss Drive Newport Shropshire

Property entered via

composite door under storm porch into

Entrance Hallway 4' 7" x 4' 6" (1.40m x 1.37m)

Door to the Lounge and stairs to first floor.

Lounge 17' 2" x 12' 3" (5.23m x 3.73m)

Door to useful storage cupboard. Electric log burner effect fire with built-in media wall over.

Kitchen/Diner 12' 6" x 11' 8" (3.81m x 3.55m)

Integrated appliances. Double uPVC French doors to the rear garden. Opening to

Utility Area 5' 5" x 3' 4" (1.65m x 1.02m)

Space and plumbing for washing machine.

Downstairs W.C. 6' 2" x 3' 4" (1.88m x 1.02m)

Upstairs to

first floor landing which provides access to all Bedrooms and Family Bathroom. Loft hatch to loft space.

Master Bedroom 10' 2" x 10' 2" (3.10m x 3.10m)

Double doors to built-in wardrobes. Door to built-in storage cupboard.

Master En-suite 7' 7" x 5' 2" (2.31m x 1.57m) (max)

Bedroom 2 10' 11" x 8' 3" (3.32m x 2.51m) (max)

Bedroom 3 11' 2" x 7' 0" (3.40m x 2.13m) (max)

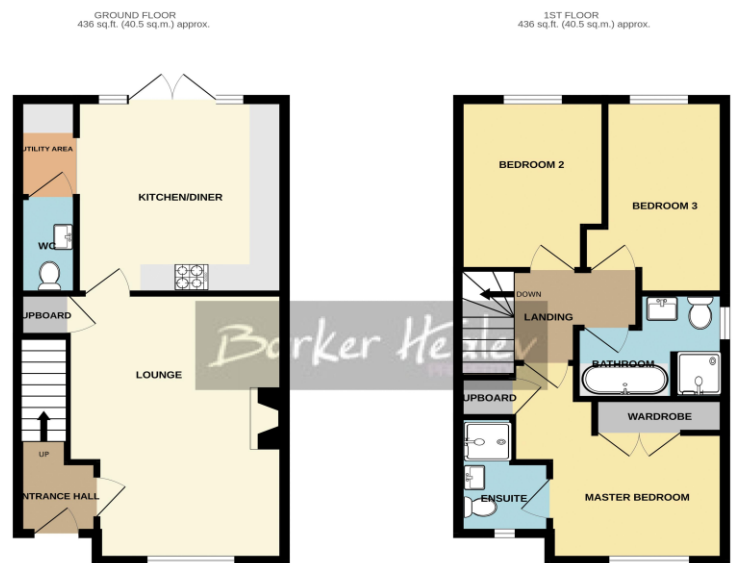
Family Bathroom 8' 4" x 6' 9" (2.54m x 2.06m) (max)

With bath and separate shower cubicle.

Externally

To the front is a double width tarmac driveway offering ample parking space. A gravelled border closest to the property contains a selection of plants and shrubs and a paved pathway leads to the front door and round to the side of the house where a wooden pedestrian gate allows access to the rear garden. Electric light.

The enclosed, landscaped rear garden features a beautiful porcelain-paved patio close to the house, ideal for relaxing or entertaining. In the centre, there's an artificial lawn, bordered by a gravel pathway that runs around the edges. A wooden pergola sits over a raised sun deck, creating a cozy seating spot, whilst a well-stocked border edged with log roll adds charm to the far end of the garden. Electric light, power socket and water tap.



TOTAL FLOOR AREA: 872 sq. ft. (81.0 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan contained herein, 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 guidance purposes only and should be used as a guide to 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.
Estate Agent Ref: 02020

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.