



'Field View' Damford Lane, Sambrook. Offers in the region of **£575,000**

If you are looking for an immaculately kept, detached property with 3 spacious Bedrooms, ample living accommodation and plenty of driveway parking space, then this is the one for you! Add to that, stunning far reaching views over adjoining countryside and a quiet village location (whilst still being just a stone's throw from Newport and within the catchment area for its renowned schools) and 'Field View' has it all. Having been a much loved family home for the last 40 years, the house has undergone an extensive programme of improvements whereby no stone has been left unturned! Also benefitting from lots of built-in storage space, south and west facing gardens (which extend to two sides) and an Attached Garage, it is ready to move straight into and enjoy.

Briefly comprising Entrance Porch, Hallway, Lounge (with multi-fuel burner), Snug/Study, Dining Room, Downstairs W.C., Kitchen, Utility Room, Attached Garage (with electric roller door), 3 double Bedrooms (Bedroom 1 with fitted wardrobes), 2 Walk-in Cupboards and Family Bathroom (with bath, separate shower and underfloor heating), externally there is a large driveway to the front and landscaped gardens to the side and rear. uPVC D.G. throughout, Oil C.H. Council Tax Band E. EPC Rating TBC.

'Field View' Damford Lane Sambrook Newport Shropshire

Property entered via

part glazed composite front door into

Entrance Porch 7' 10" x 5' 2" (2.39m x 1.57m)

part glazed uPVC door into

Hallway 14' 0" x 6' 6" (4.26m x 1.98m)

Providing access to all downstairs rooms and stairs to first floor.

Lounge 16' 11" x 11' 5" (5.15m x 3.48m) (max)

Double uPVC French doors to the rear garden.

Study/Snug 9' 10" x 8' 11" (2.99m x 2.72m)

Double uPVC French doors to the rear garden.

Dining Room 15' 1" x 8' 6" (4.59m x 2.59m)

Downstairs W.C. 7' 7" x 5' 7" (2.31m x 1.70m) (max)

Kitchen 14' 2" x 9' 10" (4.31m x 2.99m) (max)

Utility Room 10' 2" x 8' 11" (3.10m x 2.72m)

Door to the rear garden. Door to

Attached Garage 15' 6" x 10' 5" (4.72m x 3.17m)

Electric roller door to the front. Electric power and lighting.

Upstairs to

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

Walk-in Cupboard 7' 11" x 5' 4" (2.41m x 1.62m) (max into eaves)

Electric lighting.

Bedroom 1 16' 11" x 11' 5" (5.15m x 3.48m)

A range of fitted wardrobes.

Bedroom 2 14' 5" x 12' 7" (4.39m x 3.83m) (max)

Bedroom 3 12' 8" x 8' 11" (3.86m x 2.72m)

Family Bathroom 9' 3" x 7' 7" (2.82m x 2.31m)

Door to

Walk-in Cupboard 9' 4" x 5' 4" (2.84m x 1.62m)

Electric lighting.

Externally

To the front of the property is a large gravelled driveway, surrounded by hedging, allowing parking for several vehicles and leading to the Attached Garage. A border lies to one side containing a selection of mature planting and a pedestrian gate to the right allows access to the rear garden.

The rear garden is mostly laid to lawn with well stocked borders to the perimeter and a gravelled/paved pathway closest to the house. A circular feature patio area provides a pleasant seating option and a storage shed is situated to one side of the house. To the other side is a lawned garden edged with hedging which is accessed through a pergola over an additional patio area. External lighting and power.



TOTAL FLOOR AREA: 1710 sq.ft. (158.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, windows, doors and any other items are approximate and not guaranteed to match the site unless specifically stated otherwise. This plan, the floorplan and any other floorplan used for the site are not to be used for any purpose other than that for which they were intended and no liability is accepted by the agent or the vendor. The vendor, agent or appraiser shall not be liable for any loss or damage in any way arising from the use of this plan.

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.