



**5 Harvest Close,
Newport,
TF10 7GB**

OIRO £419,950

A well presented four bedroom detached modern family home, perfectly positioned in a peaceful cul-de-sac, offering generously proportioned and versatile accommodation throughout. Upon entering, you are welcomed by a spacious hallway featuring a convenient cloakroom an understairs storage cupboard and a internal access door to the garage.

The lounge benefits from French doors that open onto the private rear garden. The separate dining room overlooks the front gardens and is enhanced by a large bay window. The kitchen boasts a variety of integrated appliances, and has an access door to the rear garden.

On the first floor, the master bedroom boasts a spacious ensuite featuring a double shower enclosure, along with double built in wardrobes. Bedroom two also benefits from built in wardrobes, complemented by two additional well proportioned double bedrooms. A family bathroom completes the floor.

Outside

Externally, the property benefits from driveway parking at the front. To the rear, a private garden features a patio area with a pathway leading to a side gate entrance..

Newport is a thriving market town, which features a diverse range of independent shops, larger chain style stores, supermarkets (including Waitrose), and a variety of leisure facilities. There is a selection of highly regarded primary and secondary schools to choose from, all with excellent OFSTED ratings, including two selective secondary schools (Haberdashers Adams' Grammar School and Newport High School for Girls) and the highly acclaimed Harper Adams University. The market town of The property is within easy commuting distance of Telford (10 miles), Stafford (16 miles) and Shrewsbury (19 miles), all with mainline train stations, wider ranges of shops and leisure facilities, as well as being within close proximity to the M54 J4 (9 miles).

ENTRANCE HALLWAY

A spacious entrance hallway, with an understairs storage cupboard.



LOUNGE

14'9" x 12'11" (4.52 x 3.96)

A generous sized lounge featuring French doors that open directly onto the rear garden,



DINING ROOM

13'6" x 10'1" (4.13 x 3.09)

Located at the front of the property with a large bay window.



KITCHEN

10'11" x 9'7" (3.34 x 2.94)

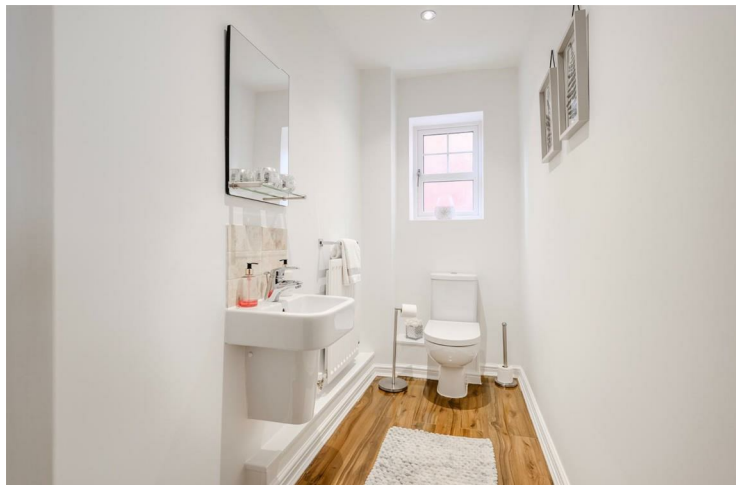
The kitchen is fitted with a range of oak base and wall units, complemented by a white composite sink with drainer and mixer tap. Integrated appliances include a five ring hob, oven, grill, microwave, and fridge/freezer. Inset chrome spotlights and a convenient access door leads directly to the rear garden."



CLOAKROOM

9'1" x 4'3" (2.77 x 1.32)

A free standing wash basin and low level W.C and inset chrome spotlights.



INTEGRAL GARAGE

With an access door from the hallway.

FIRST FLOOR

With an airing cupboard and loft access.



MASTER BEDROOM

14'2" x 11'3" (4.34 x 3.45)

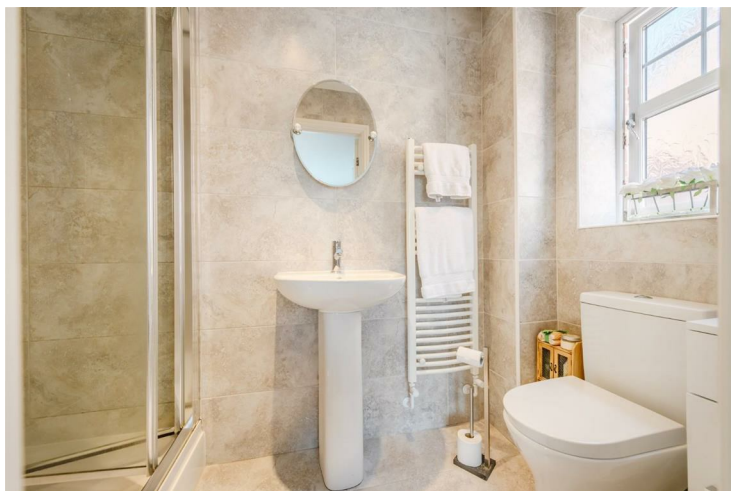
A generously proportioned master bedroom featuring a built in double wardrobe,



ENSUITE

8'7" x 4'3" (2.64 x 1.32)

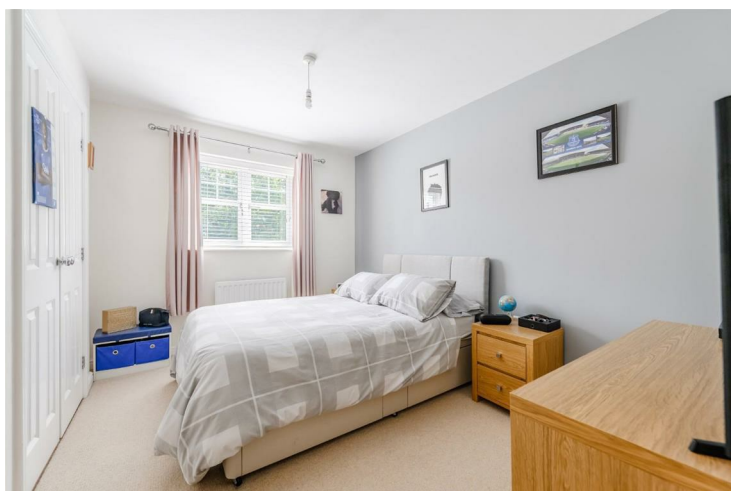
Featuring a double shower enclosure with chrome accessories, a pedestal wash basin and a low-level WC. Fully tiled throughout and enhanced with inset chrome spotlights.



BEDROOM TWO

11'11" x 8'8" (3.64 x 2.65)

A double bedroom with built in wardrobes.



BEDROOM THREE

10'11" x 8'7" (3.34 x 2.64)

A third double bedroom overlooking the rear garden.



BEDROOM FOUR
 10'11" x 6'10" (3.34 x 2.09)
 A further spacious bedroom.



BATHROOM
 8'4" x 4'5" (2.56 x 1.37)
 Featuring a panelled bath with a chrome mixer shower tap and tiling above, A pedestal wash basin and low level W.C. With a tiled floor and inset chrome spotlights.



REAR GARDEN
 A private rear garden featuring a patio area that leads onto a

laid lawn. To the rear, a large bay area includes three planted bays edged with sleepers, along with an additional planted section bordered by a shrubby hedge that offers privacy. Gravelled areas are set between the borders for a low maintenance finish.



FRONT GARDEN
 A laid lawn bordered by a hedge and a tree, complemented by a gravelled driveway providing parking space for two cars.

AGENTS' NOTES:
 EPC RATING: C (72) - a copy is available upon request.

SERVICES: We are advised that mains water, gas, electricity and drainage are available. The property is heated by a gas fired central heating system. Davies White & Perry have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

LOCAL AUTHORITY: We are advised by the Local Authority Telford & Wrekin, the property is Band E (currently £2,762.88 for the year 2026/2027)

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

BROADBAND: Up to 49mbps
 MOBILE SIGNAL/COVERAGE INSIDE: EE Limited, O2 None, Three Limited, Vodafone Limited
 MOBILE SIGNAL/COVERAGE OUTSIDE: EE Good, O2 Variable, Three Good, Vodafone Good

PARKING: Driveway parking and integral garage
 FLOOD RISK: Rivers & Seas – No risk
 COASTAL EROSION RISK: None in this area

COALFIELD OR MINING AREA: None in this area

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries.

The vendor of this property is an employee of Davies White and Perry.

METHOD OF SALE: For Sale by Private Treaty.

TO VIEW THIS PROPERTY: Please contact our Newport Office, 45/47 High Street, Newport, TF10 7AT on 01952 811003 or email us at newport@davieswhiteperry.co.uk

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. Vacant possession upon completion.

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DIRECTIONS: From our office in the High Street, head north on the high street, continue onto Lower Bar, continue on Chetwynd Road, slight right onto Forton Road. Turn right onto Avondale, turn left onto Fair Oak, turn right onto Islington Close and right onto Harvest Close.

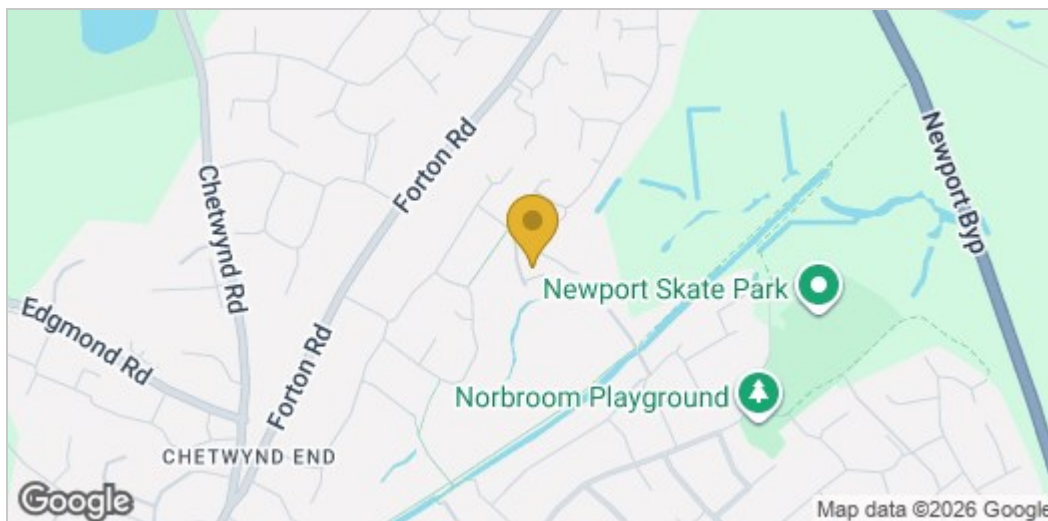
GROUND FLOOR
720 sq.ft. (66.9 sq.m.) approx.

1ST FLOOR
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA: 1311 sq.ft. (121.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.