



Helping *you* move



74 Hampton Drive, Newport, TF10 7RE

A stunning Four Bedroom Semi-Detached Home, which has been thoughtfully enhanced by the current owners. Externally the property has impressive landscaped gardens with bespoke bar, raised decking area and a variety of seating areas - perfect for relaxation with family and friends to make the most of the warm weather!

Offers in the Region of
£325,000

74 Hampton Drive, Newport, TF10 7RE

Overview

- A Beautifully Presented Semi-Detached Home
- No Upward Chain
- Four Bedrooms (One Downstairs with En-Suite Cloakroom)
- Contemporary Kitchen with Utility Area
- Open Plan Lounge Dining Room
- Principal Bedroom with En-Suite
- Family Bathroom
- Stunning Landscaped Gardens, Creating an Exceptional Outdoor Oasis
- Extensive Off Road Parking with Space for Several Vehicles
- Bespoke Bar and Raised Decking Area
- Council Tax Band C
- EPC Rating – C



BRIEF DESCRIPTION

A rare opportunity to acquire this beautifully presented Four Bedroom Semi-Detached Home, offering spacious, light-filled accommodation that has been thoughtfully enhanced by the current owners.

The property features a superb Contemporary Kitchen with a useful Utility Area and an abundance of storage, together with a generous Open-Plan Lounge and Dining Room that provides the perfect space for both everyday family life and entertaining. The versatile ground floor also benefits from a Fourth Bedroom with its own En-Suite Cloakroom, comprising a WC and wash hand basin.

LOCATION

The property is just 0.9 miles from Newport's busy High Street, with its mix of shops, boutiques, cafes, pubs and a Victorian indoor market - and is within the catchment area of Newport's highly regarded Primary, High and Grammar Schools. A wider selection of shops, amenities and employment opportunities are available in Telford, Stafford and Shrewsbury - and the excellent rail connections from Telford and Stafford mean Birmingham and Manchester are in commutable distance.

AGENTS NOTE: We confirm the vendor is leaving the following items: Fridge freezer, washing machine, tumble dryer, majority of the contents of the garden pub, shelving/storage and lighting in the bedroom (currently used as the dressing room). All other furniture is open to negotiation.



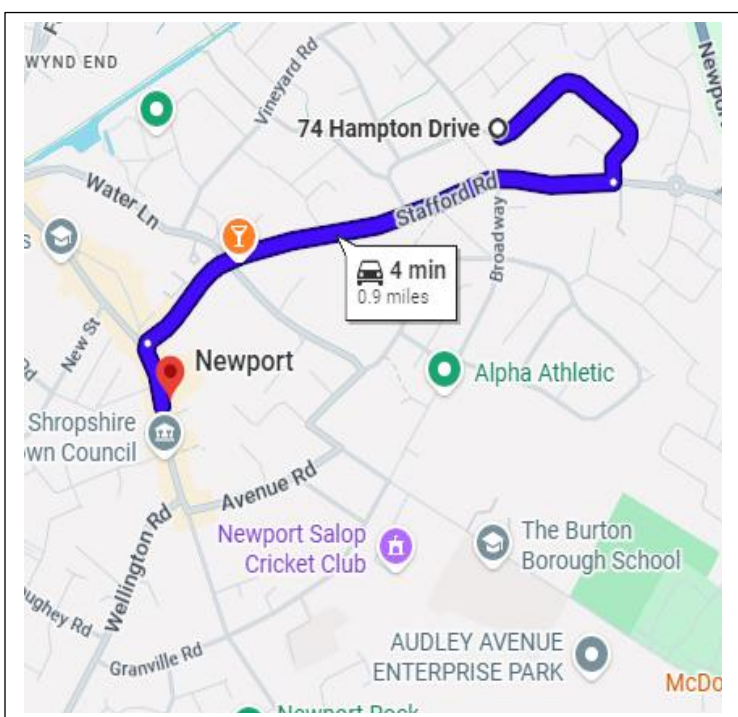
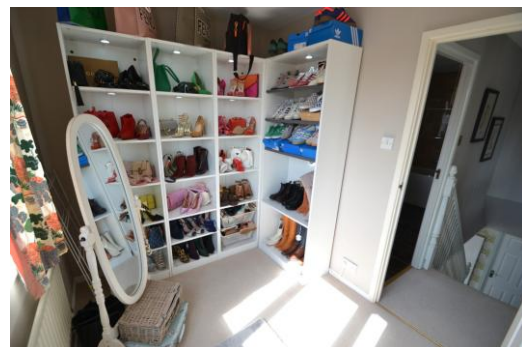
Your **Local** Property Experts
01952 820 239



USEFUL INFORMATION: TO VIEW THIS PROPERTY: Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk

SERVICES: We are advised that all mains services are available. Barbers 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



DIRECTIONS: From our office, head north along the High Street turning right at the mini-roundabout along Stafford Road. Go through the traffic lights and up the hill and after approximately 0.6m turn left on Hampton Drive where the property can be identified by our For Sale sign.

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.

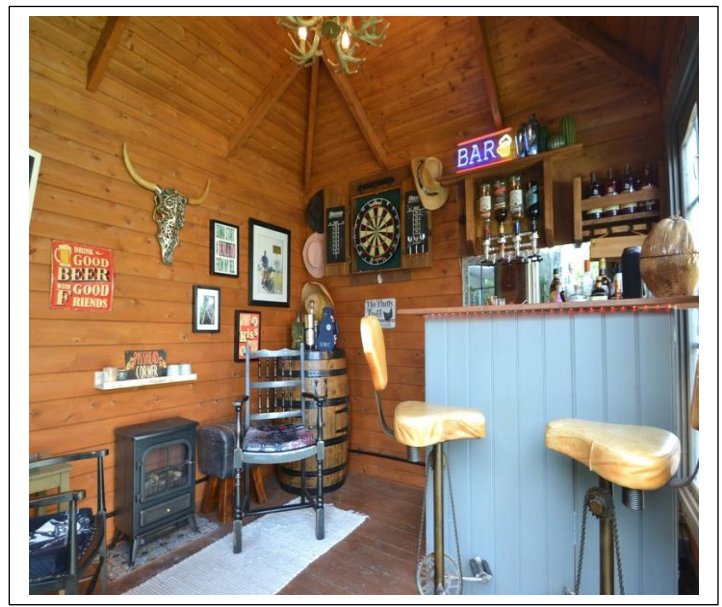
AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.



Total area: approx. 112.8 sq. metres (1214.1 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes were measured dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixture and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property.
Plan produced using PlanUp.

74 Hampton Drive, Newport



Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.
Get in touch today! Tel: 01952 820 239

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.