



1 Pine Trees, Newport.

Offers in Excess of £475,000

Being tucked away up a quiet cul-de-sac off the Wellington Road, this spacious 3 Bedroom detached bungalow is one of only four properties in the development and is one of Newport's best kept secrets! Conveniently located for all nearby shops, amenities and transport links, the extremely well presented home boasts ample living accommodation, good-sized Bedrooms, a completely private rear garden and plentiful driveway parking. Offering a stunning, insulated Garden Room with full electrics (which could also be used as a home office or play room), an Attached Garage and a 10ft shed (also with electric), the property is versatile and ready to move straight into and enjoy!

Briefly comprising Entrance Hallway, 20ft Kitchen/Diner, large Lounge, Separate W.C., Inner Hallway, 3 double Bedrooms (Master with re-fitted En-suite) and Bathroom, externally there is a substantial block paved driveway to the front (leading to the Attached Garage) and pleasant enclosed garden to the side and rear. uPVC D.G. & Gas C.H. throughout. EPC Rating C. Council Tax Band D.

1 Pine Trees Newport Shropshire

Property entered via composite door into

Entrance Hallway

provides access to all rooms and Inner Hallway leading to Bedrooms and Bathroom.

Kitchen/Diner 20' 9" x 11' 10" (6.32m x 3.60m) (max)

Door to useful built-in pantry cupboard. Double French doors to the rear garden.

Lounge 16' 3" x 15' 4" (4.95m x 4.67m) (min)

Separate W.C. 5' 8" x 3' 10" (1.73m x 1.17m)

Master Bedroom 13' 8" x 10' 10" (4.16m x 3.30m) (plus wardrobes)

Two sets of double built-in wardrobes.

Master En-suite 6' 7" x 5' 11" (2.01m x 1.80m)

Bedroom 2 12' 5" x 10' 0" (3.78m x 3.05m)

Bedroom 3 10' 4" x 8' 11" (3.15m x 2.72m)

Bathroom 8' 1" x 6' 7" (2.46m x 2.01m) (min)

Attached Garage 20' 9" x 9' 8" (6.32m x 2.94m)

Up and over door to the front. Pedestrian door to the rear garden. Electric power and lighting.

Externally

To the front is a block paved driveway allowing parking for 3 vehicles and leading to the Attached Garage and front door. Double wooden gates provide access to the rear garden. A separate pedestrian gate to the left hand side also allows entrance/egress to the side and rear of the property. Outside lighting.

To the rear is an enclosed and private garden being mostly laid to lawn with a large paved patio closest to the bungalow. The paving leads to a useful garden shed (with electric) and also extends to the Garden Room and round to the side. Electric lighting. Water tap. NB: The access road and all grass verges belong to the property with a right of access granted to the 3 other bungalows.

Garden Room

13' 0" x 7' 0" (3.96m x 2.13m) Being insulated with double glazed windows to the front and side and double French doors to the garden. Electric lighting and power. Electric wall mounted heater.

GROUND FLOOR
1283 sq.ft. (119.2 sq.m.) approx.



TOTAL FLOOR AREA: 1283 sq.ft. (119.2 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floor plan, it is intended for guidance only. Measurements of doors, windows, rooms, and other features may be approximate. The vendor, agent and their respective service providers accept no responsibility 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 floor plan has not been tested and no guarantee can be given as to their operability or efficiency.

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