



6 The Horseshoes, Newport.

Offers in the region of **£325,000**

Having been bought from new by the current owners, this 3/4 Bedroom detached property has been extended, converted and upgraded in recent years and offers fantastic living accommodation in the form of a spectacular 22ft Kitchen/Diner/Family Room, a Study/Playroom/Bedroom 4 (with direct access to the garden) and a useful Utility Room. Add to that re-fitted a Family Bathroom, Master En-suite and Downstairs W.C., solar panels and a high quality finish throughout and it is the perfect family home for anyone wishing to reside in a quiet cul-de-sac whilst still being close to Newport town. Benefitting from a low maintenance, south-facing rear garden (which is not overlooked from behind) and driveway parking, it is the ideal combination of practicality and style!

Briefly comprising Entrance Hallway, Lounge, Kitchen/Diner/Family Room, Downstairs W.C., Utility Room, Study/Playroom/Bedroom 4, 3 Bedrooms, Master En-suite and Family Bathroom, externally there are easy to care for gardens to the front and rear, driveway parking and a sizeable Cabin outbuilding with electrics which could be used as a workshop, summerhouse or simply for additional storage space. Gas C.H., uPVC D.G. Council Tax Band C. EPC Rating C.

01952 813625

www.barkerhealey.co.uk

6 The Horseshoes Newport Shropshire

Property entered via

composite door under storm porch into

Entrance Hallway 6' 5" x 5' 10" (1.95m x 1.78m) (max)

Door to Lounge and stairs to first floor.

Lounge 14' 1" x 12' 2" (4.29m x 3.71m) (max)

Kitchen/Diner/Family Room 22' 3" x 16' 5" (6.78m x 5.00m) (max)

Double uPVC French doors to the rear garden. Integrated hob and double oven. Wall mounted gas C.H. boiler. Door to walk-in understairs storage cupboard with electric lighting.

Downstairs W.C. 5' 2" x 3' 4" (1.57m x 1.02m)

Utility Room 7' 8" x 5' 10" (2.34m x 1.78m) (max)

Composite door to the driveway at the side of the house.

Study/Playroom/Bedroom 4 12' 9" x 7' 8" (3.88m x 2.34m) (max)

Fully glazed uPVC sliding door to the rear garden.

Upstairs to

first floor landing which provides access to all Bedrooms and Family Bathroom. Loft hatch to insulated and boarded loft space with fitted ladder and light.

Master Bedroom 9' 8" x 9' 5" (2.94m x 2.87m) (min)

Double doors to built-in wardrobes.

Master En-suite 5' 11" x 5' 5" (1.80m x 1.65m)

Bedroom 2 10' 9" x 8' 7" (3.27m x 2.61m)

Bedroom 3 11' 8" x 6' 7" (3.55m x 2.01m) (max)

With triple fitted wardrobes (can be removed if desired).

Family Bathroom 6' 7" x 5' 6" (2.01m x 1.68m) (max)

With shower over bath.

Externally

To the front are ornamental stone borders with low level buxus hedging to the fore and a paved pathway to the door. To the right hand side is an additional paved pathway which leads to a wooden pedestrian gate allowing access to the rear garden and to the left is a tandem tarmac driveway with EV charger. Electric light.

To the rear is an enclosed, south facing, low maintenance garden which is mostly laid to Indian stone paving, with raised borders furthest away from the house containing mature plants. Electric lighting. Water tap. Double French doors to the Cabin Outbuilding.

Cabin Outbuilding 10' 9" x 9' 7" (3.27m x 2.92m)

Electric lighting and power. Double uPVC French doors to the front.



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.