



8 Wenlock Drive, Newport.

Offers in the region of **£290,000**

Being conveniently positioned within a quiet cul-de-sac close to Newport town centre, this 3 Bedroom link-detached home benefits from a single storey extension which has enabled the creation of a stunning open-plan Kitchen/Dining Room with direct access to the low maintenance, landscaped garden. Add to that a Master En-suite, Downstairs W.C. and sizeable Lounge, in addition to a Home Office/Garden Room at the rear of the Garage Store and it is ideal for families looking for optimal living accommodation in a popular residential area.

Briefly comprising Entrance Hallway, Downstairs W.C., Lounge, Kitchen, Dining Room, 3 Bedrooms (Master with En-suite) and Family Bathroom, externally there is ample driveway parking, carport area, Garage Store and Home Office/Garden Room (with sliding doors to/from the enclosed rear garden). The house itself is immaculately presented throughout, having been completely re-decorated with other improvements such as a new integrated fridge, new window glazing to the front and uPVC soffit to the carport. Gas C.H. via a combi-boiler and Nest heating system. uPVC D.G. Council Tax Band C. EPC Rating D. NO UPWARD CHAIN!

8 Wenlock Drive Newport Shropshire

Property entered via

part glazed uPVC door to the side into

Entrance Hallway 5' 10" x 4' 6" (1.78m x 1.37m)

Access to downstairs rooms and stairs to first floor.

Downstairs W.C. 5' 10" x 2' 9" (1.78m x 0.84m)

Lounge 15' 3" x 13' 6" (4.64m x 4.11m) (min)

Kitchen 16' 7" x 9' 7" (5.05m x 2.92m)

Double doors to understairs storage cupboard with electric socket. Integrated gas hob, electric oven, extractor hood, fridge and dishwasher. Part glazed uPVC door to the carport area to the side. Open to

Dining Room 7' 11" x 7' 8" (2.41m x 2.34m)

Double fully glazed uPVC doors to the rear garden.

Upstairs to

first floor landing providing access to all Bedrooms and Family Bathroom. Door to airing cupboard containing gas C.H. combi-boiler.

Master Bedroom 12' 7" x 9' 10" (3.83m x 2.99m)

Master En-suite 8' 0" x 2' 8" (2.44m x 0.81m)

Bedroom 2 10' 2" x 9' 10" (3.10m x 2.99m) (max)

Bedroom 3 9' 8" x 6' 5" (2.94m x 1.95m) (max)

Family Bathroom 6' 4" x 5' 9" (1.93m x 1.75m)

With shower over bath and glass shower screen.

Externally

To the front the property is approached via a generous tarmacadam driveway with low maintenance artificial lawn lying adjacent and a shale border closest to the house. The driveway continues to the side and leads to the carport area and Garage Store. A pedestrian gate allows access to the rear garden.

The enclosed rear garden features a substantial decked seating and entertaining area, alongside an extensive artificial lawn. Established shrubs and mature planting line the perimeters in raised shale borders and a paved patio nearest to the property also allows access to and from the house to the Home Office. Water tap. Electric socket. Electric lighting.

Garage Store 8' 7" x 5' 0" (2.61m x 1.52m)

Up and over door to the front. Electric Power.

Store/Home Office/Garden Room 11' 1" x 8' 1" (3.38m x 2.46m)

Fully glazed sliding uPVC door to the side. Electric power.



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PROPERTY



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