



**4 Hyde Close,  
Telford,  
TF2 8RB**

**OIRO £295,000**

A three bedroom detached home., offering spacious accommodation including a lounge/diner, kitchen with garage access, and a downstairs cloakroom. The first floor comprises three bedrooms, with an en-suite to the master bedroom, plus a family bathroom. Externally, the property benefits from driveway parking, a single garage, and a private rear garden.

Muxton is a popular residential district of Telford with its Primary School, Local Shops and the Granville Country. The property is located about 5 miles north of Telford Town Centre with its covered shopping centre, M54 motorway connection points and train station.

The market town of Newport with its high street shops, banks and building society, and secondary schools is also about 5 miles away.

### **ENTRANCE HALLWAY**

4'7" x 4'3" (1.40 x 1.30)

### **LOUNGE**

14'1" x 11'6" (4.31 x 3.52)

A spacious lounge opening into a dining area, featuring a bay window and a brick-built fireplace with an electric fire.



### **DINING AREA**

8'11" x 9'3" (2.72 x 2.84)

Flowing seamlessly from the lounge, the dining area enjoys views over the rear garden



### **KITCHEN**

12'5" x 9'3" (3.81 x 2.84)

A range of white base and wall units is complemented by wood-effect worktops and tiled splashbacks. There is a stainless steel sink with drainer and mixer tap, along with recessed spaces for a fridge, dishwasher, and cooker. Additional features include a good-sized under stairs storage cupboard and an internal door leading to the garage, which offers plumbing for a washing machine as well as ample space for a tumble dryer and freezer. The room is finished with tiled flooring and enjoys views over the private rear garden.



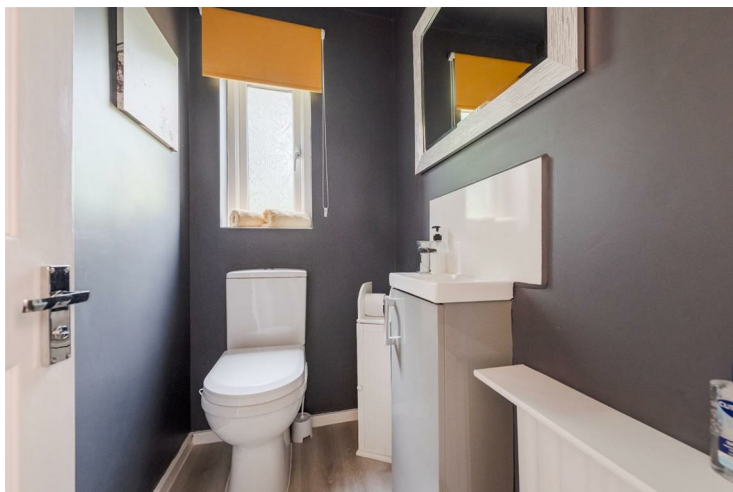
### **INNER HALLWAY**

With wooden effect laminate flooring and an exterior door which leads to the rear garden.

### **CLOAKROOM**

5'5" x 3'6" (1.66 x 1.07)

A vanity washbasin with splash back tiling above. a low level W.C and laminate flooring.



### **FIRST FLOOR**

Includes a loft area accessible via a ladder.

### **MASTER BEDROOM**

11'3" x 11'9" (3.45 x 3.59)

A spacious double bedroom featuring built-in mirrored wardrobes and an airing cupboard housing the combi boiler.



### BEDROOM THREE

8'1" x 9'2" (2.47 x 2.81)

A double bedroom with a built in storage cupboard, overlooking the rear garden.

### ENSUITE

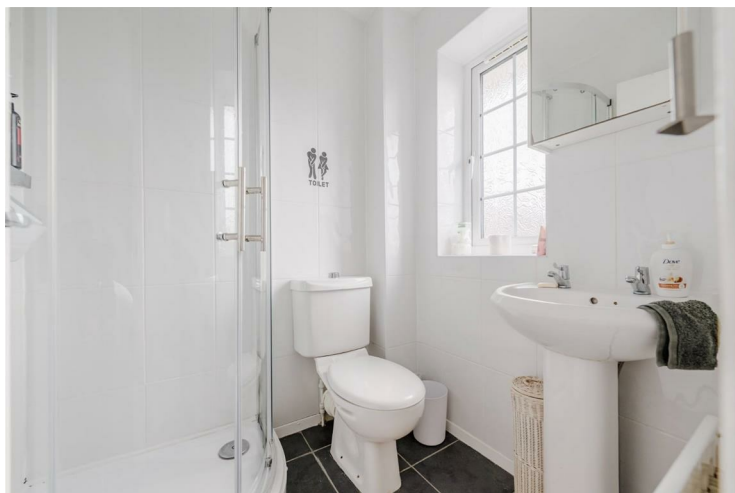
A fully tiled shower room comprising of a corner shower enclosure with chrome fittings and a sliding door, a pedestal wash hand basin, and a low-level WC. Additional features include a wall-mounted shaver point.



### BATHROOM

6'11" x 6'2" (2.11 x 1.89)

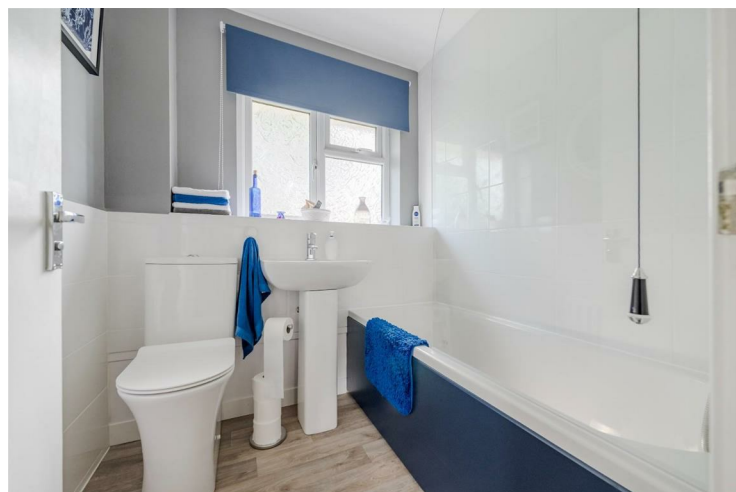
A fully tiled bathroom featuring a panelled bath with a shower mixer tap, a pedestal wash hand basin, and a low-level WC, complemented by wood effect vinyl flooring.



### BEDROOM TWO

14'2" x 7'11" (4.34 x 2.43)

A second double bedroom overlooking the rear garden, with loft hatch access.



### REAR GARDEN

The property benefits from a private rear garden, featuring a patio area leading onto the lawn. A paved pathway runs along the left-hand side, while a gravelled border lies to the right. The garden is enhanced by established shrub borders and enjoys convenient side gate access to the driveway.





## OUTSIDE

Featuring a tarmac driveway and an additional gravelled area offering further parking, along with a neatly laid lawn and a single garage.

AGENTS' NOTES:

EPC RATING: D - a copy is available upon request.

SERVICES: We are advised that mains water, electricity and drainage are available. The property is heated by gas fired central heating. 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.

COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, the Property is Band C (currently £2,009.35 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 1000mbps

Mobile Signal/Coverage Indoors: EE Variable, O2 Variable, Three Variable, Vodafone Variable

Mobile Signal/Coverage Outdoors: EE Good, O2 Good, Three Good, Vodafone Good

PARKING: Driveway parking and a single garage.

FLOOD RISK: Rivers & Seas – No risk

COASTAL EROSION RISK: None in this area

COALFIELD OR MINING AREA: Coal Mining Reporting Area

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

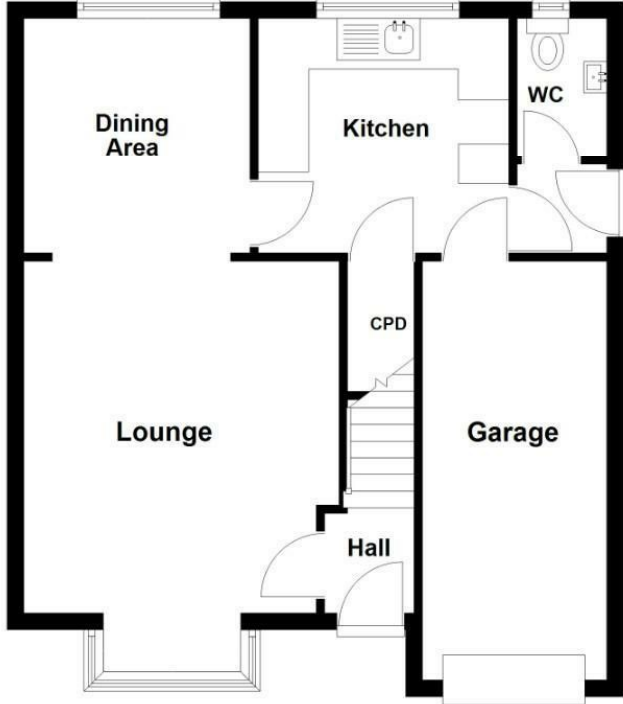
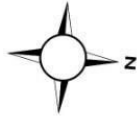
METHOD OF SALE: For Sale by Private Treaty.

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](mailto:newport@davieswhiteperry.co.uk)

DIRECTIONS: From our offices in the Newport High Street head south and continue onto Upper Bar, turn right onto Wellington Road. At the round about take the third exit onto the A518, at the next roundabout take the second exit, turn left onto Wellington Road, turn left onto Muxton Lane, turn left onto Saltwells Drive, then turn left onto Marshbrook Way. Turn left onto Thornton Park Avenue, turn left onto Hyde Close, Vere left and the property is on the right hand side.

### Ground Floor

Approx. 41.3 sq. metres (444.9 sq. feet)  
(excluding Garage)



### First Floor

Approx. 43.2 sq. metres (465.3 sq. feet)



Total area: approx. 84.6 sq. metres (910.2 sq. feet)

This plan has been prepared for the exclusive use of Davies White Perry Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All positioning of windows, doors, openings and fixtures and fittings are approximate and used for guide only. The floor plan is not, nor should it be taken as, an exact representation of the subject property.  
Plan produced using PlanUp.

### 4 Hyde Close , Muxton, Telford



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	77
(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.