



9 Station Court, Newport.

Offers in the region of **£525,000**

Every once in a while you walk into a property and immediately get "the feeling" - and this is one of those instances. Having been bought from new by the current owner over 40 years ago, this spacious 4 Bedroom detached property has been a much loved family home and it is evident from the minute you step through the door. Boasting 3 good-sized reception rooms, two integral Garages, a contemporary Master En-suite, a very large driveway and a beautiful rear garden (which offers an amazing feeling of peace and tranquility), there is potential to further modernise and create a stunning executive abode. Being located on a quiet cul-de-sac just a stone's throw from Newport's schools and amenities, it is perfect for anyone wishing to be within easy reach of the town, whilst still desiring their own privacy.

Briefly comprising Entrance Porch, Entrance Hallway, Lounge, Dining Room, Conservatory, Breakfast Kitchen, Utility Room, Downstairs W.C., 4 Bedrooms, Master En-suite and Family Bathroom, there is ample driveway parking, plenty of built-in storage space, a Double Garage (with a dividing wall in the centre and EV Charger) and mature gardens to the front and rear. Offered with No Upward Chain. Gas C.H., uPVC D.G. Council Tax Band D. EPC Rating C.

9 Station Court Newport Shropshire

Property entered via
part-glazed uPVC door into

Entrance Porch 8' 0" x 3' 3" (2.44m x 0.99m)
Door into

Entrance Hallway 9' 4" x 5' 1" (2.84m x 1.55m) (max)
Access to downstairs rooms, both Garages and stairs to first floor. Useful built-in storage cupboard.

Lounge 16' 0" x 12' 7" (4.87m x 3.83m) (min plus bay)

Dining Room 12' 8" x 9' 11" (3.86m x 3.02m)

Breakfast Kitchen 16' 9" x 11' 9" (5.10m x 3.58m) (max)

Utility Room 9' 9" x 8' 8" (2.97m x 2.64m)
Part-glazed door to the rear garden. Wall mounted gas C.H. boiler.

Conservatory 21' 4" x 11' 0" (6.50m x 3.35m) (max)
Double uPVC French doors and additional single uPVC glazed door to the rear garden. Two gas C.H. radiators and ceiling fan.

Downstairs W.C. 5' 10" x 3' 3" (1.78m x 0.99m)

Upstairs to
first floor landing which leads to all Bedrooms and Family Bathroom. Door to airing cupboard containing hot water immersion tank. Loft hatch to partially boarded loft space with ladder and light.

Master Bedroom 13' 10" x 12' 11" (4.21m x 3.93m) (max)
Triple built-in wardrobes.

Master En-suite 6' 5" x 6' 4" (1.95m x 1.93m)

Bedroom 2 12' 8" x 10' 3" (3.86m x 3.12m) (max)
Double built-in wardrobes.

Bedroom 3 12' 2" x 9' 6" (3.71m x 2.89m) (min plus wardrobes)
Double built-in wardrobes.

Bedroom 4 9' 2" x 7' 0" (2.79m x 2.13m) (min plus wardrobes)
Double built-in wardrobes.

Family Bathroom 7' 5" x 5' 8" (2.26m x 1.73m)
With shower over bath.

Externally

To the front is a wide imprinted concrete driveway offering parking for several cars and leading to the Garages. A lawned front garden lies adjacent with a tree, mature shrubs and plants to the perimeter. Outside lighting. A pathway to the right hand side leads to the rear garden via a wrought iron gate.

At the back is a spacious, mature garden mostly laid to lawn, featuring a wide variety of well-established plants, shrubs, and trees, including apple trees and a rhubarb plant. A paved patio sits closest to the house, while a summerhouse at the far end offers a peaceful spot to unwind. There is also a wooden storage shed and an outside water tap.

Integral Garage 1 15' 11" x 7' 9" (4.85m x 2.36m) (max)
Door from the Entrance Hallway. Electric roller garage door to the front. Electric power and lighting. Opening at either end to

Integral Garage 2 17' 11" x 9' 0" (5.46m x 2.74m)
Electric roller door to the front. Electric power and lighting. EV Charger.



TOTAL FLOOR AREA: 1861 sq.ft. (172.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY



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