



## 8 Archers Close, Newport.

Offers in the region of **£348,000**

Being just 4 years old, this three storey, 4 Bedroom detached house boasts an excellent position at the end of the close which provides a lovely leafy outlook to the front and also means it benefits from no passing traffic and additional on-street parking spaces directly outside. The current owners bought it from new and have added solar panels, an EV car charging point and an additional shower over the bath in the Family Bathroom. In addition, there is a low maintenance, south-facing garden, a Detached Garage and the remainder of the NHBC Warranty.

Briefly comprising Entrance Hallway, Lounge, Kitchen/Diner, Utility Room, Downstairs W.C., 4 Bedrooms (Bedrooms 2, 3 & 4 to the first floor with an En-suite to Bedroom 2 and the 13ft Master Bedroom occupying the entirety of the second floor with another En-suite) and Family Bathroom, externally there are gardens to the front and rear and a driveway leading to the Detached Garage (with electric power and lighting). Being within easy reach of Newport's acclaimed schools, amenities and transport links, it is neutrally decorated throughout and allows the next owner(s) to create their own beautiful family home! Gas C.H. & uPVC D.G. throughout. EPC Rating B. Council Tax Band D. Service Charge approx £147.00 per annum.

# 8 Archers Close Newport Shropshire

## Property entered via

composite door into entrance hallway which provides access to all downstairs rooms and stairs to first floor. Door to useful understairs cupboard.

**Lounge** 12' 10" x 12' 2" (3.91m x 3.71m)

**Kitchen/Diner** 18' 1" x 9' 4" (5.51m x 2.84m)  
Double French doors out to the rear garden.

**Utility Room** 7' 8" x 5' 4" (2.34m x 1.62m)  
Door to the side of the house.

**Downstairs W.C.** 5' 4" x 3' 0" (1.62m x 0.91m)

## Upstairs to

first floor landing which leads to three of the Bedrooms and Family Bathroom. Door to large storage cupboard. Stairs to second floor.

**Bedroom 2** 12' 11" x 10' 8" (3.93m x 3.25m)

**Bedroom 2 En-suite** 5' 11" x 5' 10" (1.80m x 1.78m)

**Bedroom 3** 9' 6" x 9' 4" (2.89m x 2.84m)

**Bedroom 4** 9' 6" x 8' 6" (2.89m x 2.59m)

**Family Bathroom** 6' 10" x 5' 7" (2.08m x 1.70m)  
With shower over the bath.

## Upstairs to

second floor landing which leads to the

**Master Bedroom** 13' 6" x 11' 4" (4.11m x 3.45m) (min)  
Door to built-in wardrobe. Door to

**Master En-suite** 6' 6" x 4' 10" (1.98m x 1.47m)

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**VIEWING STRICTLY BY APPOINTMENT ONLY**

**Detached Garage** 19' 4" x 10' 5" (5.89m x 3.17m)

Up and over door to the front. Electric lighting and power.

## Outside

To the side of the house is a tarmac driveway leading to the Detached Garage and offering parking space for two vehicles. A wooden pedestrian gate allows access to and from the rear garden. A border directly to the front of the property contains mature shrubs and plants and a paved pathway leads to the front door. A low maintenance gravelled area lies adjacent to additional on-street parking and communal lawns extend to the front with views over a green space.

To the rear is the enclosed, south facing garden which benefits from a variety of terrains including a paved patio closest to the house, a large artificial lawn and a wooden decked seating area furthest away from the property. Interspersed with gravelled feature borders and storage spaces to the side of the house and to the rear of the Detached Garage, there is also an outside water tap.



TOTAL FLOOR AREA: 1159 sq.ft. (107.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, windows, doors and any other items 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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# Barker Healey

PROPERTY



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