



28 Deer Park Drive, Newport.

Offers in the region of £425,000

Occupying an enviable position near the end of the ever-popular Deer Park estate, this 4 Bedroom home offers spacious, neutrally decorated accommodation, two En-suites, an Integral Garage and more than ample storage space with built-in wardrobes to every Bedroom. Benefitting from a beautiful outlook to the front, the house enjoys all the convenience of being within easy reach of Newport town centre, whilst still boasting a feeling of open-ness and quiet. Add to that a south facing garden and the potential to further modernise the property, and this is the ideal family home.

Briefly comprising Entrance Porch, Entrance Hallway, Lounge, Dining Room, Breakfast Kitchen, Conservatory, Downstairs W.C., 4 good-sized Bedrooms (Master and Bedroom 2 with En-suites) Family Bathroom and Integral Garage, externally there is a double width driveway to the front and an enclosed garden to the rear. uPVC D.G. & Gas C.H. Council Tax Band E. EPC Rating D.

28 Deer Park Drive Newport Shropshire

Property entered via double partially glazed doors into

Entrance Porch 6' 2" x 3' 3" (1.88m x 0.99m)
Partially glazed uPVC door into

Entrance Hallway 12' 9" x 6' 6" (3.88m x 1.98m)
Access to all downstairs rooms and stairs to first floor.

Lounge 16' 1" x 11' 7" (4.90m x 3.53m) (plus bay window)
Double doors to

Dining Room 10' 4" x 9' 9" (3.15m x 2.97m)

Breakfast Kitchen 16' 9" x 9' 11" (5.10m x 3.02m)
Door to Integral Garage and door to

Conservatory 12' 10" x 11' 8" (3.91m x 3.55m)
Double uPVC glazed doors to the rear garden.

Integral Garage 18' 1" x 8' 0" (5.51m x 2.44m)
Up and over door to the front. Pedestrian door to the side
passageway to the rear garden.

Downstairs W.C. 5' 2" x 3' 1" (1.57m x 0.94m)

Upstairs to
first floor landing which provides access to all Bedrooms and Family Bathroom. Door to airing cupboard.

Master Bedroom 16' 2" x 18' 2" (4.92m x 5.53m) (max)
Two sets of double built-in wardrobes and an additional single built-in cupboard. Door to

Master En-suite 7' 0" x 6' 7" (2.13m x 2.01m) (max)

Bedroom 2 10' 0" x 9' 5" (3.05m x 2.87m)
Doors to double built-in wardrobes. Door to

En-suite 7' 0" x 6' 7" (2.13m x 2.01m) (max into shower)

Bedroom 3 9' 9" x 8' 2" (2.97m x 2.49m)
Door to built-in wardrobe.

Bedroom 4 9' 11" x 7' 11" (3.02m x 2.41m) (max)
Door to built-in wardrobe.

Family Bathroom 6' 10" x 6' 1" (2.08m x 1.85m)

Externally

To the front is a double width tarmacadam driveway providing parking space for two vehicles. A lawned garden lies adjacent to this. To the right is a pedestrian gate and paved pathway allowing access to the rear garden.

The enclosed rear garden is laid to lawn with a selection of mature plants, shrubs and trees affording privacy. Closest to the house is a paved patio providing a pleasant seating area. Outside light.



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VIEWING STRICTLY BY APPOINTMENT ONLY

TOTAL FLOOR AREA: 1495 sq.ft. (138.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained within, measurements are approximate and should be used as a guide only. Prospective purchasers are advised to make their own arrangements to verify the specification and efficiency can be given.
Plans are for illustrative purposes only and should be used as such by any prospective purchasers. The plans have not been tested and no guarantee is given with regard to their operability or efficiency.

Barker Healey
PROPERTY



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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.
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.