



18 Drovers Way, Newport.

Offers in the Region of **£350,000**

This excellently appointed, 4 Bedroom, detached family home has been recently re-decorated throughout and is presented to a very high standard. Having been very well maintained by the current owners, it is situated within a sought-after and established residential development and really is the "turn-key" property you have been searching for!

Briefly comprising Entrance Hall, Ground floor W.C., Kitchen, Utility room, Dining room, Conservatory, four Bedrooms (En-suite to the Master Bedroom and fitted wardrobes to three of the Bedrooms), and a Family Shower room. Externally there is driveway parking to the front leading to the Integral Garage and also gardens to the front and rear. Epc Rating D Council Tax Band D

18 Drovers Way Newport Shropshire

Property entered via front door under storm porch into

Entrance Hall

Lounge 13' 5" x 16' 2" (4.09m x 4.92m)

Kitchen 10' 0" x 9' 6" (3.05m x 2.89m)

Utility room 6' 0" x 5' 0" (1.83m x 1.52m)

Dining room 9' 6" x 9' 6" (2.89m x 2.89m)

Conservatory 9' 8" x 8' 8" (2.94m x 2.64m)

Ground Floor W.C. 5' 0" x 3' 5" (1.52m x 1.04m)

Stairs rising to the first floor landing which gives access to all Bedrooms and Family Shower Room.

Master Bedroom 12' 8" x 11' 0" (3.86m x 3.35m)

Ensuite 5' 0" x 3' 5" (1.52m x 1.04m)

Bedroom 2 9' 2" x 8' 2" (2.79m x 2.49m)

Bedroom 3 7' 8" x 8' 1" (2.34m x 2.46m)

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VIEWING STRICTLY BY APPOINTMENT ONLY

Bedroom 4 10' 0" x 7' 1" (3.05m x 2.16m)

Family Shower Room 7' 3" x 6' 3" (2.21m x 1.90m)

Integral Garage 16' 7" x 8' 0" (5.05m x 2.44m)

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

Externally

To the front of the property is a double width driveway leading to the Integral Garage, with a low maintenance garden adjacent.

A side gate leads to the rear enclosed garden being also low maintenance shale and having a patio nearest to the property.



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.
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