



42 Daniels Cross, Newport.

Offers in the region of **£355,000**

This 4 Bedroom detached home has been modernised and updated in recent years and benefits from a stylish open-plan Kitchen/Diner with granite worksurfaces and direct access to the enclosed rear garden, a spacious Family Room/Study/5th Bedroom, a modern Family Bathroom and a gas C.H. combi-boiler (controlled remotely via the Hive system). Being sold with the benefit of No Upward Chain, there is also high quality Amtico and porcelain tiled flooring and plenty of useful built-in storage space throughout!

Briefly comprising Entrance Hallway, Lounge, Kitchen/Diner, Utility Room, Downstairs W.C., Family Room, 4 Bedrooms, (Master with En-suite) and Family Bathroom, there is ample driveway parking to the front and a pleasant landscaped garden to the rear, complete with storage shed and Summerhouse. Being situated within a popular residential area, the property is conveniently located for Newport's excellent schools, shops and amenities.

Gas C.H. & uPVC D.G. throughout. EPC Rating C. Council Tax Band D. NO UPWARD CHAIN!

42 Daniels Cross Newport Shropshire

Property entered via

partially obscure glazed uPVC door under storm porch into entrance hallway which provides access to stairs to first floor and doors to downstairs rooms.

Lounge 14' 1" x 13' 5" (4.29m x 4.09m) (plus bay)

Kitchen/Diner 19' 7" x 9' 6" (5.96m x 2.89m)

Integrated five ring gas hob with extractor hood over. Integrated oven & grill, microwave and dishwasher. Door to built-in understairs cupboard

Utility Room 5' 8" x 5' 0" (1.73m x 1.52m)

Partially obscure glazed uPVC door to the rear garden. Gas C.H. combi-boiler.

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

Family Room 16' 8" x 7' 9" (5.08m x 2.36m)

Upstairs to

first floor landing which provides access to all Bedrooms and Family Bathroom. Door to airing cupboard containing radiator and shelving. Loft hatch to boarded loft space with fitted ladder and lighting.

Master Bedroom 13' 1" x 11' 1" (3.98m x 3.38m)

Double mirrored sliding doors to the built-in wardrobes.

Master En-suite 7' 0" x 4' 8" (2.13m x 1.42m) (max)

Bedroom 2 9' 4" x 8' 2" (2.84m x 2.49m) (min)

Door to built-in wardrobe. Over-stairs alcove.

Bedroom 3 10' 0" x 6' 10" (3.05m x 2.08m)

Bedroom 4 8' 2" x 7' 4" (2.49m x 2.23m) (min)

Door to built-in wardrobe.

Family Bathroom 6' 9" x 6' 4" (2.06m x 1.93m) (max)

Outside

To the front is a tarmacadam driveway with an Indian stone paved pathway leading to the front door separating this from a block paved area and small lawn to the left hand side. A further paved pathway provides access, via a timber pedestrian gate to the rear garden.

The enclosed and landscaped rear garden is mostly laid to lawn and also offers two composite decked patio areas with built-in LED lighting. Wooden Summerhouse with electric lighting. Timber storage shed to the side of the house. External electrical power socket and lights. Outside water tap.



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PROPERTY



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