Tempertons

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6 Park End, Newport, TF10 7JG

Offers In The Region Of £425,000

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Available with No Upward Chain

The property is ideally placed, close to lovely countryside walks yet within walking distance of Newport town centre. There are highly regarded schools in Newport, all with excellent OFSTED ratings, including two selective secondary schools, along with a selection of independent shops, larger chain style shops and supermarkets, as well as a variety of leisure facilities. Regular bus services run from the centre of Newport to the larger towns of Telford (10 miles) and Stafford (16 miles) with their mainline train stations, wider range of shops and leisure facilities. Commuting to Chester, Shrewsbury, Wolverhampton or Birmingham would be possible as there is to easy access to the main road network from Newport.

Pleasantly positioned towards the head of this close, this lovely and significantly extended four bedroomed family house offers excellent flexible living accommodation. To the ground floor there is a good size front office / study, together with a lounge. A stunning family / dining room rear extension, opens to a modern fitted kitchen with various integrated appliances. There is a Principal bedroom with en-suite shower room to the first floor as well as a further double and two single bedrooms all with built-in wardrobes. Modern suite to family bathroom. Externally, the property benefits from off-road parking for three cars, an integrated garage and relatively low-maintenance gardens to the front and rear.

A viewing is highly recommended to appreciate the flow and extent of the ground floor living accommodation.
In more detail the accommodation is as follows;

Recess storm porch with lantern light. Composite panelled double glazed entrance door to.

Entrance Hall

Radiator and tiled floor. Understairs cupboard.

Cloakroom / WC

Being partially tiled, having a modern low-level flush WC and corner wash hand basin. Radiator and ceramic tiled floor.

Good Size Study / Office

10'4" max x 9'1" (3.17 max x 2.79)
uPVC framed double glazed box bay window to the front and radiator.

Lounge

14'9" x 10'9" (4.51 x 3.28)
Radiator. Attractive Adam style fireplace with living flame effect gas fire (condition unknown). Concealed sliding doors to...

Family / Dining Area

23'5" x 10'4" (7.15 x 3.16)
Sitting area with uPVC double glazed window and uPVC framed 'French' doors leading to the rear garden. Spotlights and electric operated Velux rooflights with integrated blind. Radiator.

Dining area with radiator and uPVC framed double glazed window with outlook to rear garden. Recess spotlights and electric operated Velux rooflights with integrated blind. Tiled floor. Opening to....

Modern Kitchen

14'7" max x 9'1" (4.46 max x 2.79)
Range of modern base and wall mounted cupboards with the former finished in marble worktop and matching upstands. Stainless steel sink with drainer and integrated dishwasher below. Corner cupboard with shelving. Inset AEG induction hob with extractor hood over and 3 drawer unit below. Further matching cabinets. Built-in electric AEG oven with micromatt / microwave above. Integrated fridge-freezer. Recess spotlights.

From the Entrance Hall, stairs to Landing, with access hatch to loft. Built-in airing cupboard with pressured hot water cylinder.

Bedroom One

15'7" x 10'9" (4.76 x 3.30)
Good double size main bedroom with built-in double wardrobe, having sliding mirror fronts. uPVC framed double glazed windows including a central arched feature window. Built-in half-height cupboard and radiator.

En-suite

Tiled shower cubicle with mains fed shower. Low-level flush WC and wash hand basin with vanity cupboard below. Tower radiator. uPVC framed patterned double glazed window.

Bedroom Two

12'5" x 8'2" (3.81 x 2.51)
Double size bedroom with uPVC framed double glazed window having outlook to rear garden. Built-in double wardrobe and radiator.

Bedroom Three

9'5" x 8'5" (2.88 x 2.57)
Single size bedroom with uPVC framed double glazed window. Radiator and built-in single wardrobe.

Bedroom Four

9'5" max x 7'0" (2.88 max x 2.15)
Single size bedroom with built-in single wardrobe. uPVC framed double glazed window and radiator.

Modern Family Bathroom

P shaped bath with mains feed shower over. Low-level flush WC and wash hand basin with vanity cupboard below. Tower radiator. Half height wall-tiling and uPVC framed patterned double glazed window.

Outside

Positioned towards the head of the cul-de-sac of the close, the property benefits from off-road parking to the front for three cars. Open front garden finished to lawn. Integrated single GARAGE (514 X 2.55) with side hung doors (due to the style of the doors, they would need to be replaced to enable a car to be stored). Situated in the garage is the central heating Worcester boiler, also various useful wall mounted cabinets and sink unit with plumbing connection suitable for a washing machine. External side door to path.

Tel: 01952 812519 **Email:** sales@tempertons.co.uk

Gated side access leads to the enclosed rear garden, having been landscaped to areas of pavioured / slabbed patio and lawn. Outside tap.

Additional Information

COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, that the property is in Band: E

EPC RATING: C (70)

TENURE: We are advised by the Vendor, that the property is held Freehold and vacant possession will be given upon completion.

SERVICES: We understand that mains water, electricity, gas and drainage are connected.

BROADBAND AND MOBILE SERVICES: We understand that broadband and mobile phone service is available at this property. Please check https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker for details.

ADDITIONAL CHARGES: The vendors are not aware of any.

RIGHTS AND RESTRICTIONS: The vendors are not aware of any.

FLOODING ISSUES: The property has not flooded in the last 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendors are not aware of any.

COAL FIELDS/MINING: The vendors are not aware of any.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: sales@tempertons.co.uk

Agents Notes

1. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask a specific question about this property, please speak to the sales advisor who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before formulating their offer to purchase.

3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce ID to enable us to complete verification checks and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Tempertons, we may use the services of Guild365 or similar companies to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a Memorandum of Sale being issued. This charge is non-refundable.

6. We will not allow any recording of the property by means of cameras, mobile phones, Meta glasses or other devices unless the consent of the vendor has been sought and given in advance of the viewing.

HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.

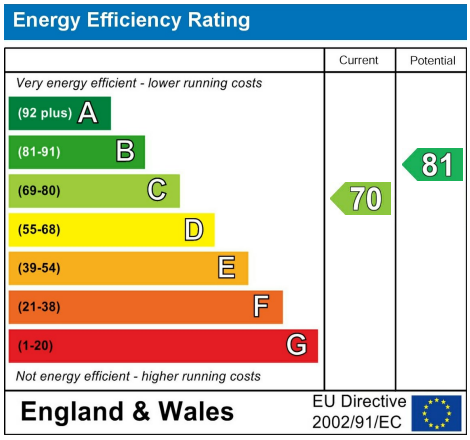


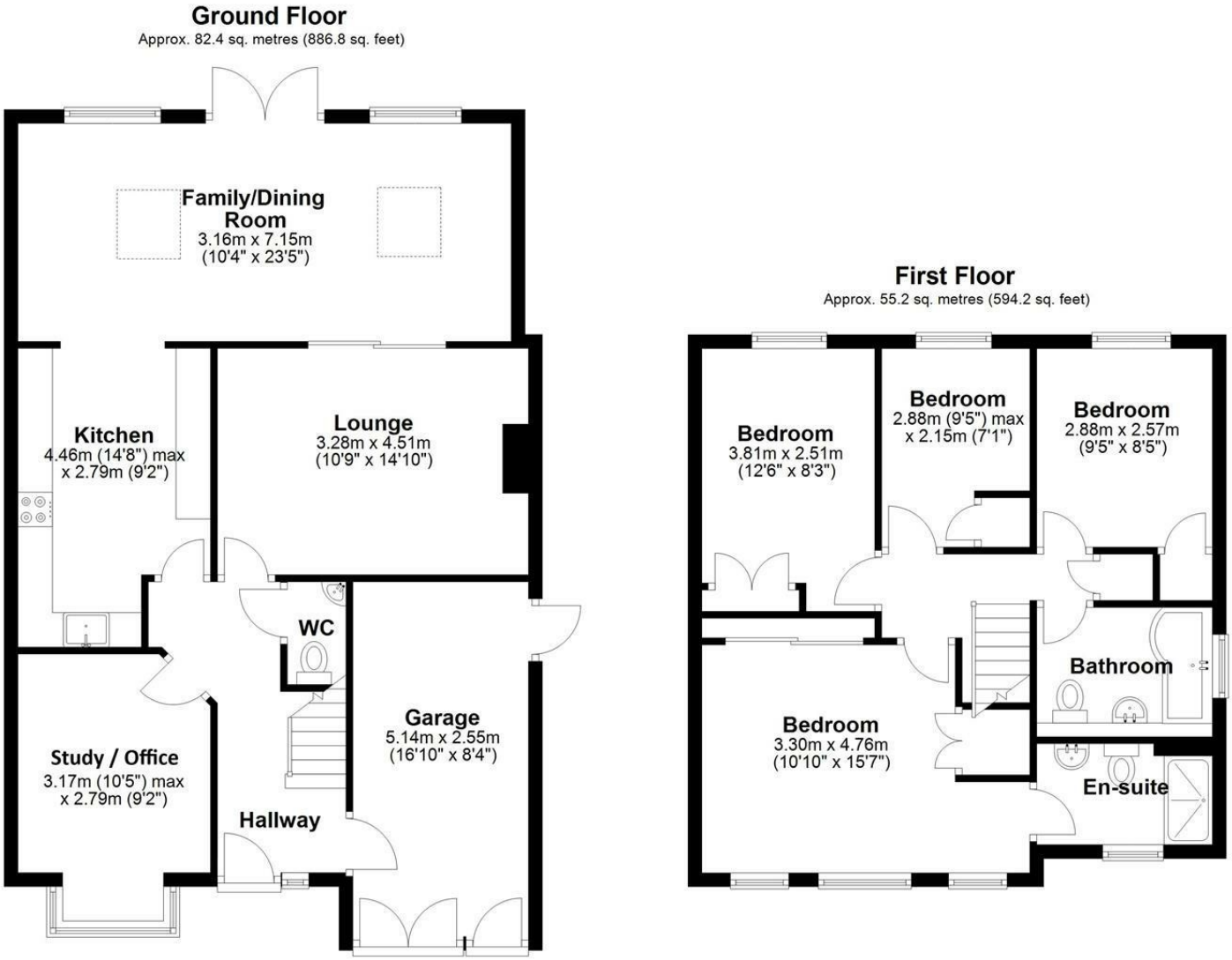










Total area: approx. 137.6 sq. metres (1481.0 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.