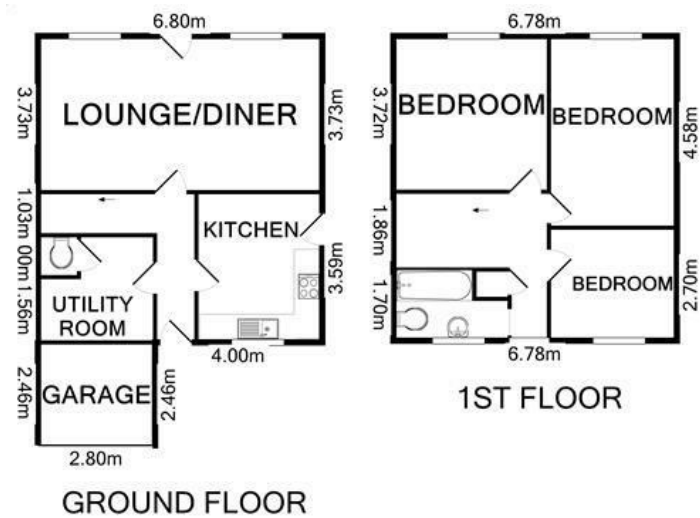




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL BAND C



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19 SHRUBBERY CLOSE, BARNSTAPLE, DEVON, EX32 9DG

A family home in Newport that has it all!

Are you looking for a property in Newport which is located away from busy roads? If so, then look no further than this very spacious & recently improved 3 Bedroom Home with its large Garden and Driveway Parking. Not always easy to find in Newport and within this price range and all within easy reach of Newport's schools and the open spaces of Rock Park.



CHEQUERS

INDEPENDENT ESTATE AGENTS

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£240,000

- A recently improved & surprisingly spacious 3 Bedroom Semi Detached House with the added attraction of a substantial lodge style Summer House an ideal Home Office/Gym/Playroom
- Sought after cul de sac location and enjoying a tucked away position close to Newport's shops and schools
- Occupying a good size plot offering Off Road Parking and a large Enclosed Garden ideal for the growing family and pets
- Fabulous Living Room ideal for family living with lots of space for comfy sofas and large dining table
- Spacious Kitchen/Diner attractively and recently fitted with stylish and contemporary units with a built in hob & oven
- 3 good size Bedrooms with obvious scope to sub divide Bedroom 2 and create a 4th Bedroom should the need arise
- Family Bathroom with a white suite with a shower above the bath
- Utility Room and a Ground Floor W.C ideal for any busy household
- Gas radiator central heating & UPVC double glazing
- A superb family home in a much favoured and well established residential area



Chequers Estate Agents of Barnstaple are delighted to offer for sale 19 Shrubbery Close a home which we say ticks all the boxes.

This much improved home offers impressive living space which is ideal for a growing family and is an attractive alternative to the older town houses you tend to find in Newport which are quite often located on busy roads and car parking is at premium whilst Garden space is often limited.

A quick look at the photographs will immediately highlight the improvements that have been made and a glance at the floorplan will reveal the excellent room sizes and show the obvious potential the house offers for a 4th Bedroom to be created.



The property enjoys a tucked away position within a small cul de sac and has the added attraction of Off Road Parking and a large Garden ideal for children and pets with enough space for trampolines and football goals.

There is also a notable and substantial Summer House/Workshop which has an attractive lodge style appearance and offers a variety of uses be it a Home Office/Children's Playroom/Workshop a lovely extra feature to find.

As you walk around the property you will appreciate the generous room sizes and see first hand the brand new fitted Kitchen/Dining Room which has been stylishly fitted and has a modern and contemporary feel. The Living Room is surprisingly large ideal for the biggest of comfy sofas and enough space for a traditional dining table ideal for those family get-togethers. There are two big windows which create a good level of natural light plus a door which opens out onto the Enclosed Garden. Continuing on the Ground Floor there is a converted Garage which has become a Utility Room and helpfully for a busy household there is a Ground Floor W.C.



Upstairs the 3 spacious Bedrooms are arranged of a Landing with Bedroom Two having two windows and offering obvious potential to be sub divided should the need for a 4th Bedroom arise. The Family Bathroom features a modern white suite with a shower above the bath.

If you have been looking for a large family home in Newport and want a large Garden and Off Road Parking then this house could be the one!

UPVC DOUBLE GLAZED FRONT DOOR TO

ENTRANCE HALL

Power points, regency style panelled door to

KITCHEN-DINER 11'10 X 10'4 (3.61M X 3.15M)

Attractively re-fitted with stylishly and contemporary units, base and wall mounted cupboards, built in gas hob with an electric oven under, extractor hood above hob, single drainer sink unit with mixer tap, plumbing for dishwasher, power points, downlighting, radiator, Karndean flooring, door to Garden.



Regency style panelled door from Hallway to

LOUNGE 22'3 X 12'3 (6.78M X 3.73M)

A fabulous room with two large windows overlooking the back Garden, door to Garden, 2 double radiators, tv point, coved ceiling. Regency style panelled door to

UTILITY ROOM WITH W/C 8'5 X 7'7 (2.57M X 2.31M)

Plumbing for washing machine, space for tumble dryer, radiator, W.C with low level W.C and wash hand basin.

Carpeted staircase leading to

FIRST FLOOR LANDING

With galleried landing, hatch to loft space and door to airing cupboard with shelving. Regency style panelled door to

BEDROOM ONE 12'4 X 11'9 (3.76M X 3.58M)

A spacious bedroom with open views towards the local countryside, double radiator and power points.

Regency style panelled door from Landing to

BEDROOM TWO 15'1 X 10' (4.60M X 3.05M)

With open views towards the local countryside, another spacious room enjoying a dual aspect and large enough to sub divide should a 4th Bedroom be required. Power points and double radiator.

Regency style panelled door from Landing to

BEDROOM THREE 9'11 X 8'3 (3.02M X 2.51M)

Double radiator and power points.

Regency style panelled door from Landing to

BATHROOM

Featuring a modern white suite with a shower above the bath, tiled wall surround, low level W.C, wash hand basin with mixer tap, heated towel rail.

OUTSIDE

To the front there is a stone chipped with a driveway alongside. The front garden is large enough to park 2 vehicles, door to

GARAGE

Sub divided to now big enough push bikes/motorbikes, wall mounted gas combination boiler.

To the rear there is a large Garden which also extends to the side of the house. The Back Garden is laid mainly to lawn with neat shrub beds bordering. To one corner there is a

SUBSTANTIAL SUMMER HOUSE 16'5 X 8'7 (5.00M X 2.62M)

(Block built) with an attractive lodge style appearance with a veranda frontage. A lovely space which could suit a Home Office/Gym/Workshop/Children's Playroom

NOTE

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.