



SAMUEL WOOD

3 Newport Drive, Shrewsbury, Shropshire, SY2 6HZ

Offers Over £325,000



# 3 Newport Drive

Shrewsbury, Shropshire, SY2 6HZ



- Beautifully Presented Family Home
- High Specification Kitchen Diner
- Family Bathroom, En-Suite & Cloakroom WC
- Renovation & Extension
- Gas Central Heating
- Four Generously Sized Bedrooms
- Well Landscaped Rear Garden
- Spacious Reception Rooms
- Sought After Location
- EPC Rating C

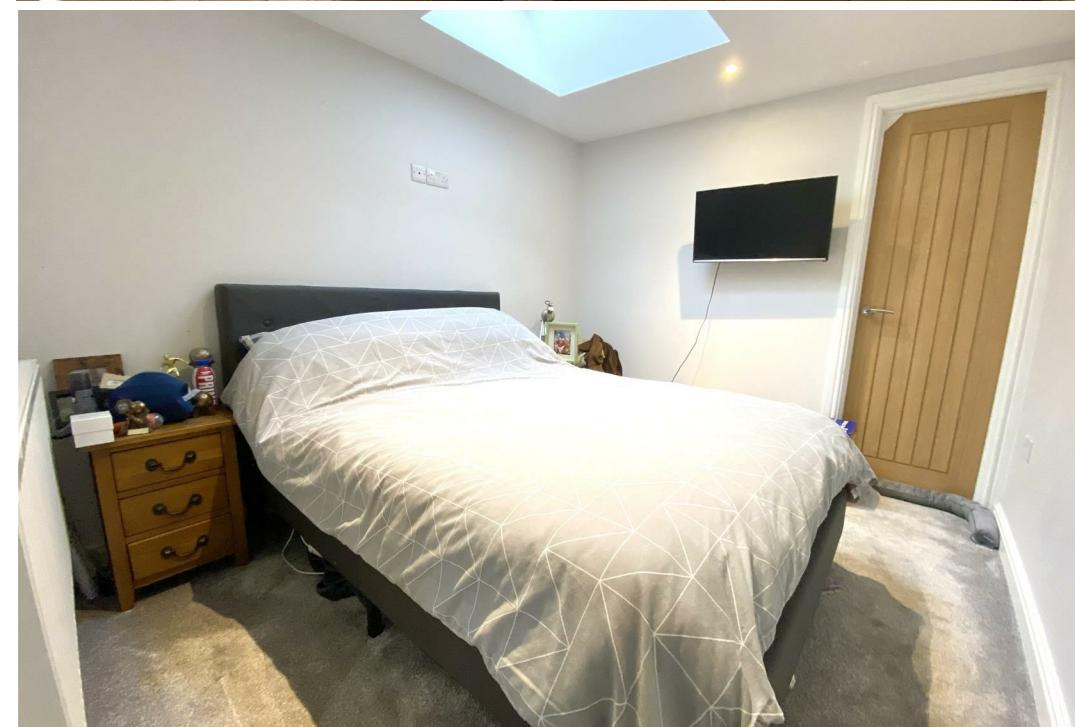
Samuel Wood is delighted to offer this beautifully presented four bedroom family home on Newport Drive in Shrewsbury. Renovated and extended to a high specification the property boasts contemporary living spaces within a well designed layout all complemented by a landscaped rear garden and generous front driveway. Situated in the sought after location of Sutton Farm providing excellent amenities including shops, pubs, restaurants, within good school catchment and practical road links. Viewing is highly recommended by the selling agent.

3 Newport Drive in Shrewsbury is a beautifully renovated and extended four-bedroom semi-detached home, offering modern living with high-quality finishes. The ground floor begins with a welcoming entrance hall leading to a stylish living room, complete with a feature marble fireplace and a log burner for added warmth and charm. The highlight of this level is the open-plan kitchen diner, which has been extended to an exceptional standard, featuring granite worktops and seamlessly opening into a bright garden room with bifold doors. Additional conveniences include a spacious utility room with a skylight, a downstairs WC, and a converted garage that now serves as a double bedroom, complete with a skylight and ample storage.

Upstairs, the property continues to impress with three well-appointed bedrooms, one of which benefits from a private en-suite. The recently refitted family bathroom has been finished to a very high specification, ensuring both style and practicality. Solid oak flooring runs throughout the first floor, enhancing the homes sense of warmth and luxury. Every internal and external door and window has been replaced, ensuring modern efficiency and aesthetic appeal. The thoughtful design and high-quality materials used throughout the first floor contribute to a comfortable and elegant living space.

Externally, the home boasts a beautifully landscaped rear garden designed for low maintenance and year-round enjoyment. The garden features artificial grass, providing a lush green space without the upkeep, alongside a well-planned patio area perfect for outdoor dining and relaxation. The bifold doors from the garden room create a seamless connection between indoor and outdoor spaces, making this home ideal for entertaining. With its high-quality renovations and impressive extensions, 3 Newport Drive offers a stylish, practical living environment in a sought-after location.







## Directions



Services: We understand that the property has mains gas heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 3Mbps, Superfast 43Mbps & 10,000Mbps

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: C

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



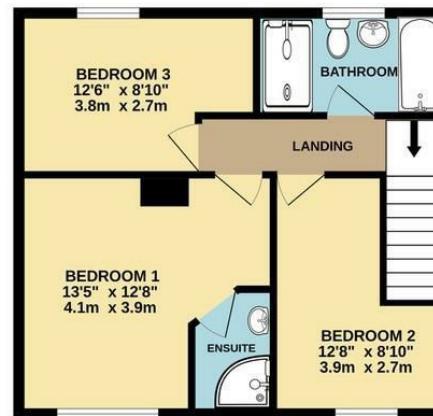


## Floor Plans

GROUND FLOOR  
828 sq.ft. (77.0 sq.m.) approx.



1ST FLOOR  
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA: 1304 sq.ft. (121.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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