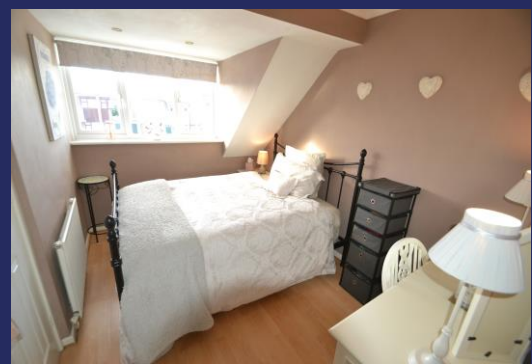




Helping *you* move



36 Hampton Drive, Newport, TF10 7RE

This attractive Detached Family Home offers both practicality and style, making it a perfect for modern living. The property has a good sized Driveway with space for up to four vehicles and a recently fitted Kitchen together with a range of integrated appliances.

Offers in the Region of
£380,000

36 Hampton Drive, Newport, TF10 7RE

Overview

- Attractive Detached Family Home
- Three Bedrooms, Main with En-Suite
- Entrance Hall, Ground Floor W.C.
- Recently Fitted Kitchen Dining Room
- Lounge
- Family Bathroom
- Integral Garage
- Pretty Lawned Rear Gardens with Paved Patio
- Council Tax Band D
- EPC Rating - D



BRIEF DESCRIPTION

This exceptionally attractive Detached Family Home offers both style and practicality, making it perfect for modern living. The property boasts a generously sized Driveway with space for up to Four Vehicles and has been thoughtfully updated, including a recently fitted Kitchen featuring a range of integrated appliances. The accommodation is well-designed and begins with a welcoming Covered Porch that leads into a spacious Through Hallway.

The beautifully decorated Lounge provides a comfortable space for relaxation and entertaining. The Main Bedroom includes a luxurious En-Suite, complemented by Three further good-sized Bedrooms and a modern, well-appointed Family Bathroom.

LOCATION

The property is just 0.7 miles from Newport's busy High Street, with its mix of shops, boutiques, cafes, pubs and a Victorian indoor market - and is within the catchment area of Newport's highly regarded Primary, High and Grammar Schools.

A wider selection of shops, amenities and employment opportunities are available in Telford, Stafford and Shrewsbury - and the excellent rail connections from Telford and Stafford mean Birmingham and Manchester are in commutable distance.



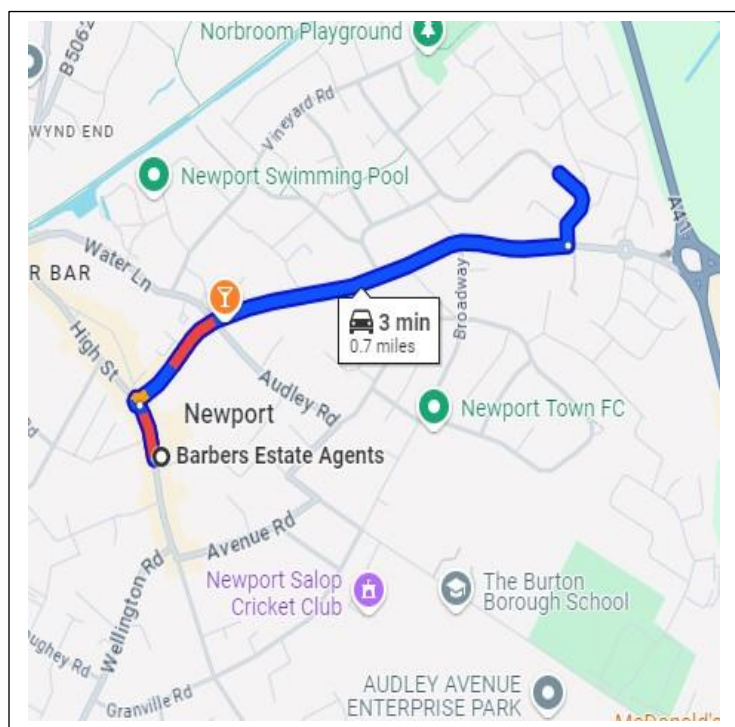
Your **Local** Property Experts
01952 820 239



USEFUL INFORMATION: TO VIEW THIS **PROPERTY:** please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk

SERVICES: We are advised that all mains services are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



DIRECTIONS: Proceed from Newport High Street along Stafford Road. After the traffic lights, take the third turning on the left into Hampton Drive where the property is situated on the right and marked by our For Sale board.

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

36 Hampton Drive

Approximate Gross Internal Area
1259 sq ft - 117 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.
Get in touch today! Tel: 01952 820 239

30 High Street, Newport, TF10 7AQ
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.