

# 6 Newnes Gardens Yorton Shrewsbury SY4 3BQ



3 Bedroom House - Semi-Detached  
£1,200 PCM

## The features

- LOVELY COURTYARD DEVELOPMENT
- WELL PRESENTED 3 BEDROOM SEMI DETACHED HOUSE
- LOVELY OPEN PLAN LIVING/DINING/KITCHEN AND UTILITY ROOM
- DRIVEWAY WITH PARKING AND ENCLOSED REAR GARDEN
- EPC RATING C
- PERFECT FOR COMMUTERS WITH NEARBY RAILWAY STATION
- RECEPTION HALL WITH CLOAKROOM
- PRINCIPAL BEDROOM WITH EN SUITE, 2 FURTHER BEDROOMS AND BATHROOM
- VIEWING RECOMMENDED



**\*\*\* SOUGHT AFTER VILLAGE LOCATION \*\*\***

**Immaculately presented, recently built 3 bedroom semi detached house which occupies an enviable courtyard location on this select development in this popular village.**

**High energy insulation, gas central heating. Reception Hall with Cloakroom, open plan Living/Dining/Kitchen perfect for those who love to entertain with a well fitted contemporary Kitchen, Utility Room. Principal Bedroom with en suite, 2 further double Bedrooms and Bathroom.**

**Enclosed Rear Garden bordered by farmland. Viewing Recommended.**

**Property details**

**RECEPTION HALL**

with oak boarded flooring, radiator.

**CLOAKROOM**

With WC and wash hand basin, window to the side. Radiator.

**IMPRESSIVE OPEN PLAN LIVING/DINING/KITCHEN**

A great room for those who love to entertain being L-shaped with Dining Area having window to the front. Lounge with double opening French doors to the garden, media point, breakfast divide to the lovely fitted Kitchen which has range of contemporary units incorporating sink and appliances including dishwasher, oven, hob and extractor and fridge freezer. Matching eye level wall units, double opening French doors to the Garden. Radiators, wooden flooring.

**UTILITY ROOM**

With continuation of units including sink set into base cupboard, and worksurface to the side with space for washing machine and dryer, wall mounted central heating boiler, window to the front.

**FIRST FLOOR LANDING**

From the Reception Hall staircase leads to First Floor Landing with velux roof light to front and off which lead

**PRINCIPAL BEDROOM**

with window overlooking the rear, media point, built in wardrobes, radiator. Wooden flooring.

**EN SUITE SHOWER ROOM**

A well appointed room with fully tiled shower cubicle, wash hand basin and WC. Complementary tiled surrounds, heated towel rail. Window to the front.

**BEDROOM 2**

With window to the rear, radiator. Wooden flooring.

**BEDROOM 3**

With window to the front, radiator, wooden flooring.

**BATHROOM**

With suite comprising panelled bath with shower unit over, wash hand basin and WC. Tiled surrounds and flooring, heated towel rail, velux roof light to rear.

**OUTSIDE**

To the front is a driveway with parking for 3 cars. Side pedestrian access to the enclosed Rear Garden which is laid to paved sun terrace and lawn.



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## Judy Bourne

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## Get in touch

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HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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