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NEWPORT

01952  
812519

## GREENFIELDS BROCKTON, NEWPORT, SHROPSHIRE, TF10 9EP



- FOUR BEDROOMED DETACHED BUNGALOW, SITUATED IN A PLEASANT RURAL LOCATION
- THREE RECEPTION ROOMS
- SPACIOUS BREAKFAST KITCHEN
- 6 ACRES OF GARDENS AND LAND
- MASTER BEDROOM WITH EN-SUITE BATHROOM
- GARAGING AND OUTBUILDING
- NATURAL SPRING AND STREAM

**£575,000 region**

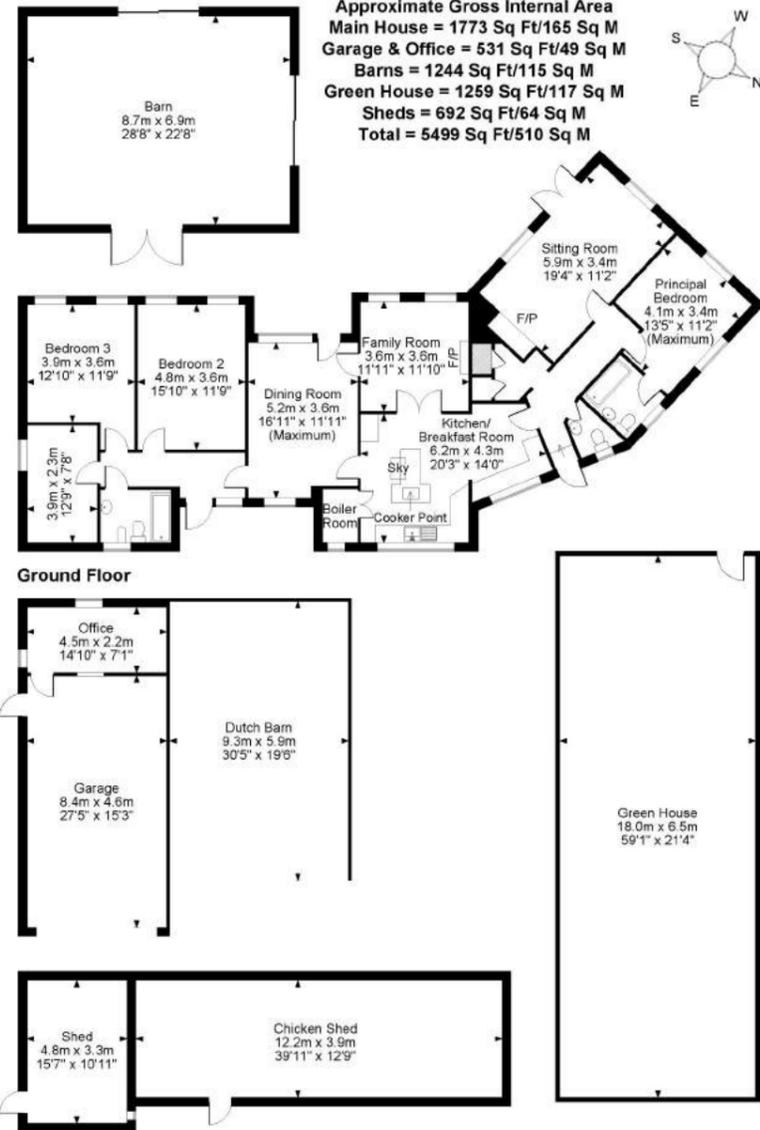
REF. 4213



Newport  
23-25 High Street  
01952 812519

Telford Town Centre  
14 Hazledine House  
01952 201700

Greenfields, Brockton, Lilleshall, Newport  
Approximate Gross Internal Area  
Main House = 1773 Sq Ft/165 Sq M  
Garage & Office = 531 Sq Ft/49 Sq M  
Barns = 1244 Sq Ft/115 Sq M  
Green House = 1259 Sq Ft/117 Sq M  
Sheds = 692 Sq Ft/64 Sq M  
Total = 5499 Sq Ft/510 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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### AGENTS NOTES:

1. While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact our office and we will try to check the information for you.

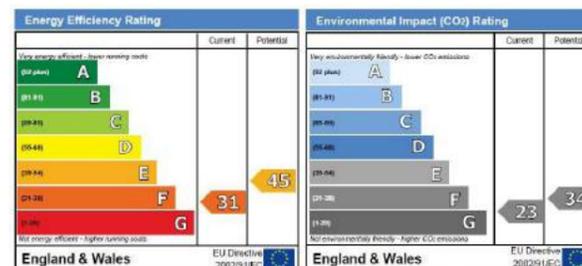
The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein. If you wish to ask a specific question about this property, please speak to the sales advisor, who has inspected the property.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission the 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 (included in brackets and correct to within 3 inches) is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments or new carpets etc.

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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of the home's impact on the environment in terms of Carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



23-25 High Street, Newport

Tel: 01952 812519

The property is situated on the outskirts of the village of Lilleshall about 2 miles from Newport and 8 miles from Telford. There are good local shops services and shops in Newport together with schools of high repute. The A41 is only about 1 mile giving direct access to the M54 and the West Midlands conurbation.

The property is approached from the Longford Road over its own private driveway which leads to the bungalow having a most private setting in the heart of the its gardens and land.

The bungalow is centrally heated and partially double-glazed and offers deceptively spacious family accommodation which must be inspected to be fully appreciated.

Wide canopied oak clad front **PORCH**, part glazed panelled door to

**DINING HALL:** 5.18m x 3.65m (17ft x 12ft) having two panelled radiators. Telephone point. Side hallway having ceramic tiled floor and panelled radiator. Deep cloaks recess with fitted shelving and ceramic tiled floor, Airing Cupboard shelved with immersion heater.

**CLOAKROOM:** with white suite comprising wash hand basin having tiled backsplash. WC with low level suite. Panelled radiator. Extractor. Ceramic tiled floor.

**LOUNGE:** 5.85m x 3.40m (19ft 3ins x 11ft 2ins) having inglenook fireplace with Wenlock Severn wood burning stove. Two panelled radiators. TV aerial point. 3 wall light points. Double french doors to a decked sun terrace, two windows with sealed double glazed units. Recessed lighting.

**SITTING ROOM:** 3.65m x 3.65m (12ft x 12ft) with attractive brick fireplace with open grate. Panelled radiator. TV aerial point. Double glass panelled doors to the

**SPACIOUS BREAKFAST KITCHEN:** 5.94m overall x 4.34m max (19ft 6ins x 14ft 3ins) fitted with light oak fronted panelled units of cupboards and drawers. Inset two bowl stainless steel sink and drainer. Island breakfast bar with tiled surface incorporating an inset Zanussi four plate ceramic hob and base cupboard and drawers beneath, work surfaces with tiled surrounds. Three single and one double matching wall cupboards, further range of oak fitted base units of cupboards and drawers having an extensive work surface and built-in electric oven with microwave oven beneath. Plumbing for a washing machine. Attractive fitted dresser unit having base cupboard and drawers and tall glass fronted display cabinet above. Three panelled radiators. Double louver doors to

Walk-in **UTILITY** having plumbing for a washing machine, fitted shelving and the Trianco heating boiler.

**BEDROOM 1:** 3.35m x 4.16m max (11ft x 13ft 8ins) having panelled radiator.



**EN-SUITE BATHROOM:** half tiled having panelled bath with tiled surround and mixer shower over. Pedestal washbasin with vanity light and shaver point. WC with low level suite.

**BEDROOM 2:** 3.88m x 3.58m (12ft 9ins x 11ft 9ins) with two panelled radiators. Two windows overlooking the garden.

**BEDROOM 3:** 4.86m x 3.50m (16ft x 11ft 6ins) with two panelled radiators and two windows overlooking the garden.

**BEDROOM 4:** 4.10m x 2.44m (13ft 6ins x 8ft) having panelled radiator.

**BATHROOM:** half tiled with complete suite including a sunken bath with shower attachment. Pedestal wash hand basin with vanity light and shaver point. Bidet and WC with low level suite. Double panelled radiator. Extractor.

**OUTSIDE:** The bungalow has a pleasant southerly aspect standing in most attractive gardens featuring a decked sun terrace to the front with slabbed patio, water feature and rill. Lawns with inset rose beds and mature trees form a private setting for the bungalow which has a further garden area to the rear planted with colourful flowering shrubs and bushes. Greenhouse and oil tank.

There is a useful range of **OUTBUILDINGS** comprising a **DUTCH BARN** 30ft x 20ft and an open fronted **DOUBLE GARAGE** 27ft x 15ft 8ins having power and light point with door at rear to an **OFFICE** 14ft 9ins x 7ft having fluorescent lighting and power points. Also implement **SHED/STORE** 29ft x 23ft having light and power points together with timber workshops, two store sheds and a timber poultry house.

The land which lies to the front and rear of the bungalow is devoted largely to the trial of new roses under the name of Warners Roses which has a worldwide reputation. Includes a double span roofed leaded glasshouse 60ft x 21ft with mains water and power connected.

There is a natural spring in the land at the rear of the bungalow and a stream running the entire length of the property which extends in all to 5.98 acres or thereabouts.

**TENURE:** The property is freehold

**SERVICES:** Mains water and electricity are connected. Septic tank drainage. Oil fired central heating.

**POSSESSION:** Vacant possession will be given upon completion.

**VIEWING:** Via the Agents Newport Office on 01952 812519

