



**9 Tomkinson Close, Newport, TF10 7XZ**  
**Offers In The Region Of £420,000**

This stylish and beautifully presented four bedroom, three bathroom property occupies an enviable corner position at the end of Tomkinson Close on the edge of Newport town centre. Its vast rear garden, generous bedroom sizes, spacious ground floor living accommodation, modern styling and contemporary garden room make it an ideal family home.

### **Entrance Porch 6'5" x 3'3" (1.97 x 1)**

entering through a grey composite partially glazed door with two frosted glass viewing panels.

### **Hallway 6'5" x 15'4" (1.97 x 4.69)**

brightly lit walkway with wooden flooring providing access to ground floor living accommodation and stairs.

### **Lounge 17'10" x 11'8" (5.46 x 3.58)**

spacious living area with large inset bay window overlooking the front of the property allowing lots of natural light into the room, electric fireplace and surrounding feature mantelpiece, French doors opening into the dining area, two radiators and two ceiling light fittings.

### **Kitchen Diner 27'0" x 10'3" (8.25 x 3.14)**

this stylish open plan kitchen diner features grey wooden wall and base units topped with a varnished wooden countertop and textured tile splashbacks, a Beko induction hob sits flush in the countertop with a Bosch double oven fitted in the standing grey unit, a large ceramic sink and drainer sit beneath one of two windows that overlook the rear of the property, modern grey wood flooring throughout creates a sense of connectivity between the kitchen and dining area, access to the private garden through UPVC door and internal access to utility room.

### **Utility 7'11" x 7'7" (2.43 x 2.33)**

larger than average utility with storage units, integrated sink with plumbing for further appliances, boiler and central light fitting, access to the integrated half garage.

### **WC 5'1" x 4'9" (1.57 x 1.46)**

good sized room with partially grey wood panelled walls, colourful tiled splashback, white square sink sits on wooden built in vanity, white low level flush WC, recessed spotlights and radiator.

### **Landing**

L-shaped carpeted area leading to all four bedrooms and bathroom, airing cupboard, loft access.

### **Bedroom One 11'8" x 16'3" (3.58 x 4.97)**

larger than average bedroom that comfortably accommodates a king sized bed plus further furniture, built-in wardrobe space, two front facing windows, radiator and central light fitting.

### **En-suite 7'8" x 3'6" (2.36 x 1.08)**

spacious shower unit with sliding glass door and chrome detail, chrome shower, white basin and low level flush WC, window, extractor fan, radiator and central light fitting.

### **Bedroom Two 11'5" x 9'8" (3.5 x 2.97)**

front elevation double bedroom with two UPVC windows, built-in storage space, radiator, central light fitting, access to Jack and Jill bathroom.

### **Bedroom Three 9'7" x 7'10" (2.94 x 2.41)**

further double bedroom with rear facing UPVC window, radiator, central light fitting, access to Jack and Jill bathroom.

### **En-suite (Jack and Jill) 8'1" x 4'3" (2.48 x 1.31)**

wood laminate floored room shared between bedrooms Two and Three, tiled shower unit with chrome shower and glass sliding door, white basin and low level flush WC.

### **Bedroom Four 9'2" x 7'10" (2.81 x 2.41)**

further double bedroom with rear facing UPVC window, built-in storage cupboard, radiator, central light fitting.

### **Bathroom 7'0" x 6'1" (2.14 x 1.87)**

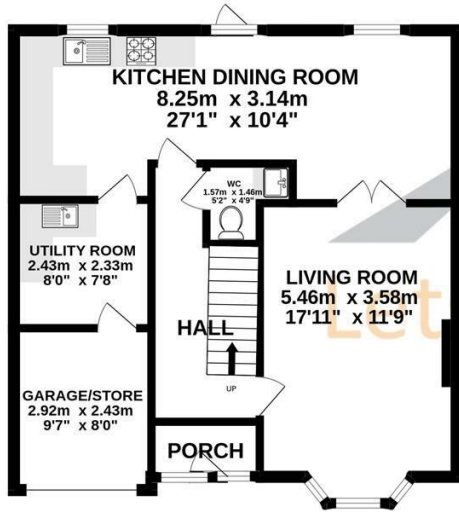
generous room with partially tiled walls, wood laminate flooring, fitted bath with white basin and low level flush WC, frosted window, radiator, extractor fan and recessed spotlights.

### **Outside**

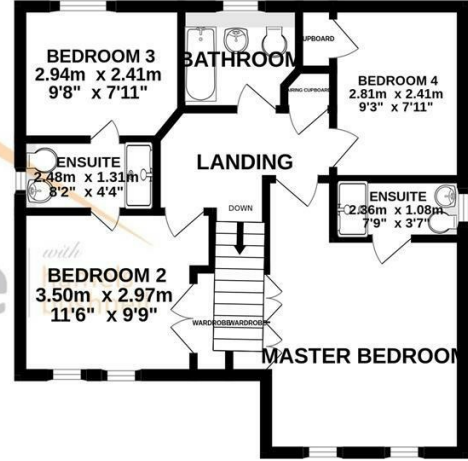
a larger than average garden plot comprising of a vast lawn, raised decking area and a patioed section that continues round down the side access of the property, there is a wooden structured garden room with electricity supply and French doors that open to the garden. The front garden consists of a lawn area, driveway with parking for multiple cars and side bin storage.

# Floor Plan

GROUND FLOOR  
66.4 sq.m. (715 sq.ft.) approx.

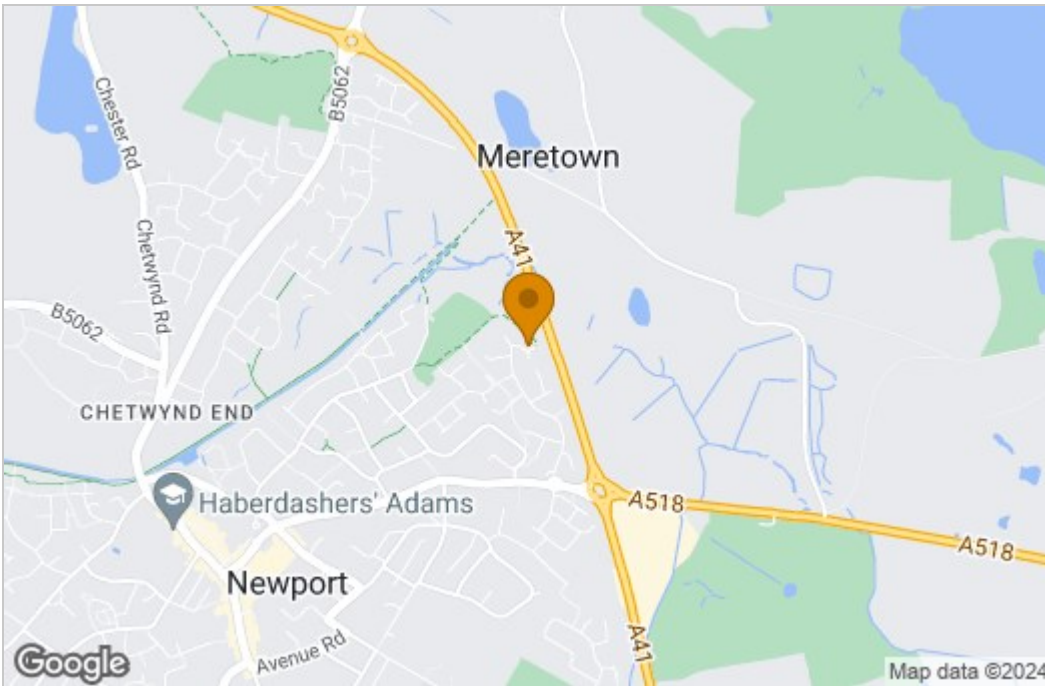


1ST FLOOR  
59.0 sq.m. (635 sq.ft.) approx.



TOTAL FLOOR AREA: 125.4 sq.m. (1350 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			83
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	
(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	

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