



**64 Broomfield Road, Newport, TF10 7PL**  
**Offers In The Region Of £220,000**

Located close to all local amenities this well maintained three bedroom property is sure to be in high demand so early viewing is recommended. Key features include an en-suite shower room to the master bedroom, modern fitted kitchen, large rear garden and spacious lounge with feature hearth.

### Entrance

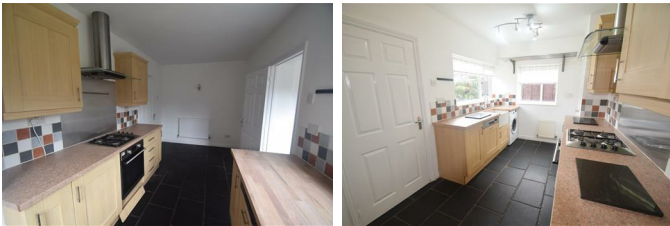
entering through a partial glazed white front door into an entrance area with grey wood flooring, giving access to ground floor accommodation and stairs leading to first floor, radiator and light fitting.

### Lounge



grey wood flooring continues into spacious living room, with large UPVC bay window providing lots of natural light, exposed brick feature fireplace with inset log burner, radiator and central light fitting.

### Kitchen Diner



generous space with rustic slate tiled flooring, modern wood effect wall and base units with laminate countertops in wood and marble effect, under-stairs storage cupboard, integrated Hotpoint oven and hob with overhead extractor fan, dishwasher and plumbing for further appliances, sunken ceramic sink with one of two windows above overlooking the rear garden.

### Rear Hallway

with continued rustic slate tile flooring leading to ground floor bathroom and providing access to rear garden.

### Bathroom

spacious room with cream tiled flooring and partial tiled walls, two windows, large curved built-in corner bath, white low level flush WC and white basin, two windows, integrated spotlights and radiator.

### Landing & Stairs

grey carpeted staircase leading to landing area and all first floor accommodation, loft access via hatch, window and central light fitting.

### Bedroom One

front elevation double bedroom, with large UPVC window and grey carpet, radiator and en-suite.

### En-Suite

white tiled shower room with low level flush WC and frosted glass window.

### Bedroom Two



good sized rear elevation room, large UPVC window overlooking the rear garden, grey carpet, radiator and central light fitting.

### Bedroom Three



rear elevation room with grey carpet and window overlooking the rear garden, versatile room which could also be used as an office or nursery.

### Outside

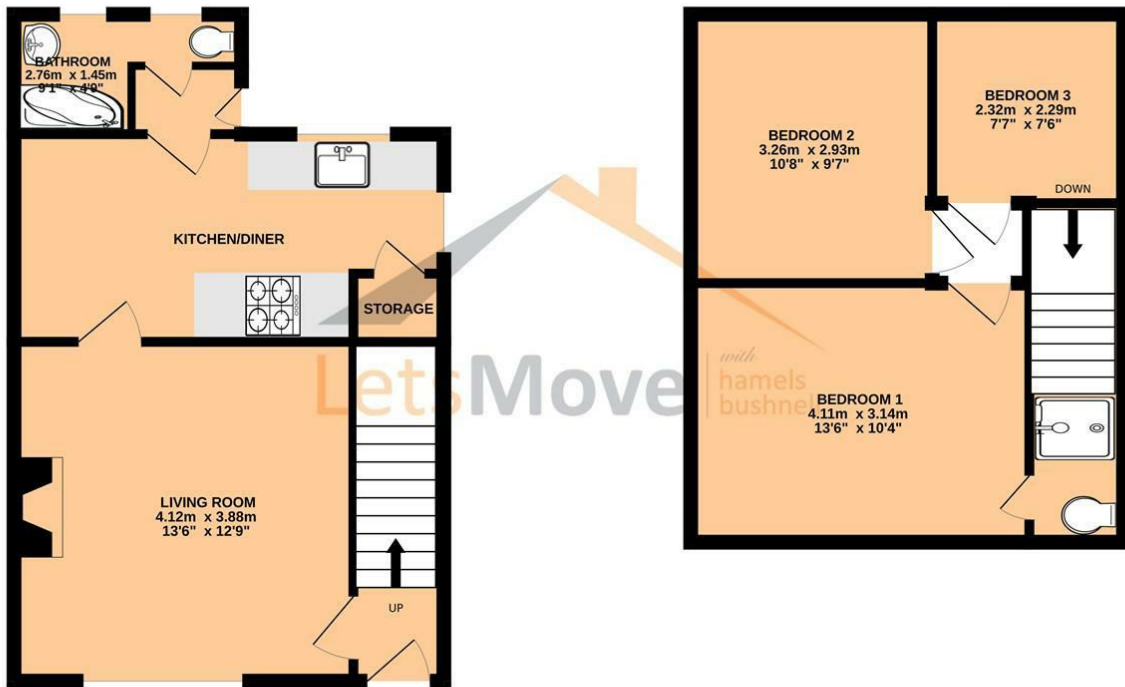


Private rear garden with large lawn area and established borders, patio and gravel sections with side access via wooden gate. Front paved driveway with parking for multiple cars accessed through metal gates, grassed area and front hedge row.

# Floor Plan

GROUND FLOOR  
38.0 sq.m. (409 sq.ft.) approx.

1ST FLOOR  
32.5 sq.m. (350 sq.ft.) approx.

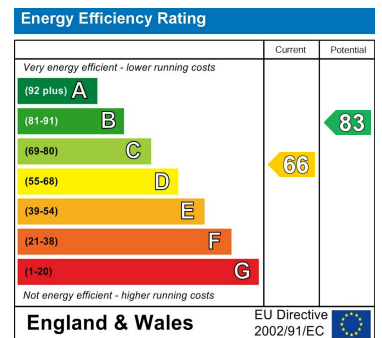


TOTAL FLOOR AREA: 70.5 sq.m. (759 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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# Area Map



# Energy Efficiency Graph



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