



57 St. Andrews Way, Newport, TF10 9JQ

Offers In The Region Of £294,950

Occupying an enviable corner plot in the peaceful cul-de-sac of St Andrews Way, this beautifully designed property is more than meets the eye. With a hidden gem of a garden, modern finishing touches and stylish interior this property sells itself.

Entrance

Entering through a composite doorway into a hallway leading to all ground-floor accommodation.

Living Room

Featuring a striking exposed brick fireplace with decorative tile detailing, complimented by hard wood flooring and two large double-glazed UPVC windows to allow plenty of natural light into the room. Double grey, wooden doors open into the kitchen dining area to create a flowing aspect through the downstairs of the property.

Kitchen Diner

Beautifully designed, the fitted wall and base units, topped with wooden worksurfaces and decorative tiled splash-backs, provide ample storage and work space. With a sunken sink and drainer overlooking the rear garden through a double-glazed UPVC window, as well as an integrated dishwasher, oven and flush glass hob. Spacious dining area with views and access to the rear garden through a large set of sliding doors.

WC

Fitted with a low-level flush WC and pedestal basin, finished with modern wooden flooring, central light fitting and heated chrome towel rail.

Study/Fourth Bedroom

A very versatile room, with potential to be used as a fourth bedroom, home office or a utility due to the plumbing already installed.

Stairs and Landing

Newly fitted carpet leading up the centrally located staircase to the landing and all first floor living accommodation.

Bedroom One



Front elevation double bedroom with modern wooden flooring, two double-gazed UPVC windows providing dual aspect views to the front and side of the property, fitted wardrobe space, radiator and central light fitting.

Bedroom Two

Rear elevation double bedroom with modern wooden flooring, large double-glazed UPVC window giving views over the rear garden, built-in wardrobe space, radiator and central light fitting.

Bedroom Three

Front elevation bedroom, with modern wooden flooring, double-glazed UPVC window, radiator and central light fitting.

Bathroom

A contemporary bathroom fitted with slate effect tiling to splash areas and white fitted suite, featuring a bath with overhead and handheld shower units, low-level flush WC and sink with vanity unit. Finished with a heated chrome towel rail, central light fitting and frosted glass double-glazed UPVC window.

Outside



A truly breathtaking private rear garden spanning a third of an acre with a well established collection of trees. A further raised section of patio and false-lawn areas bordered with chippings and sleepers. A storage area to the left of the property, extensive driveway and carport complete the outdoor space.

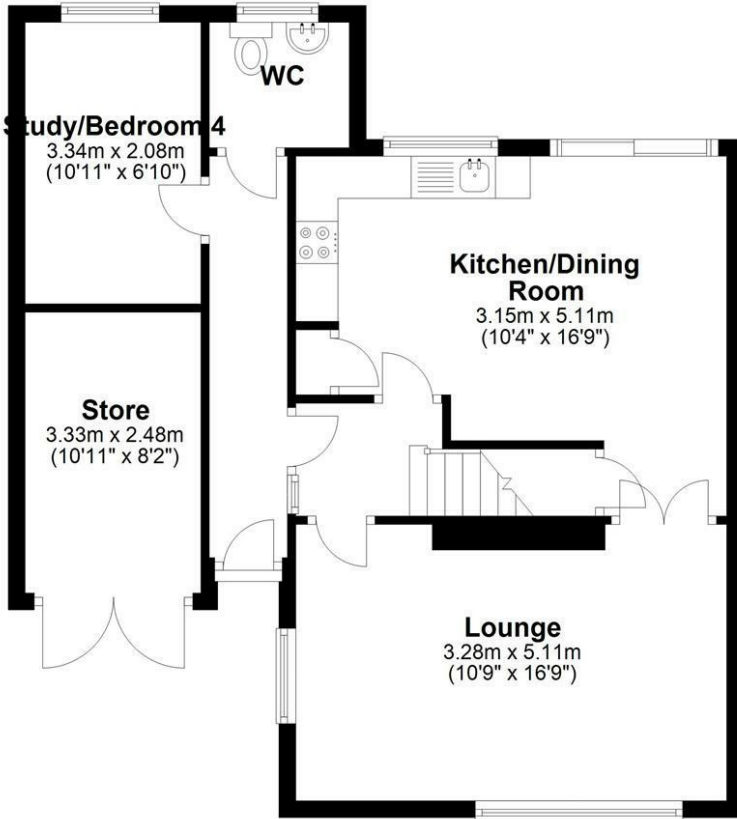
Agent Notes

It is worthy of note that the property is being sold chain-free. All windows are new flush casement windows with FENSA certification. The property has been fully rewired and certified.

Floor Plan

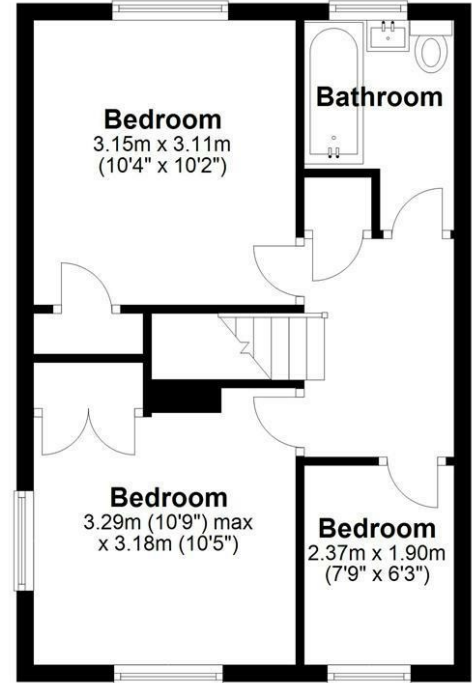
Ground Floor

Approx. 62.7 sq. metres (674.7 sq. feet)



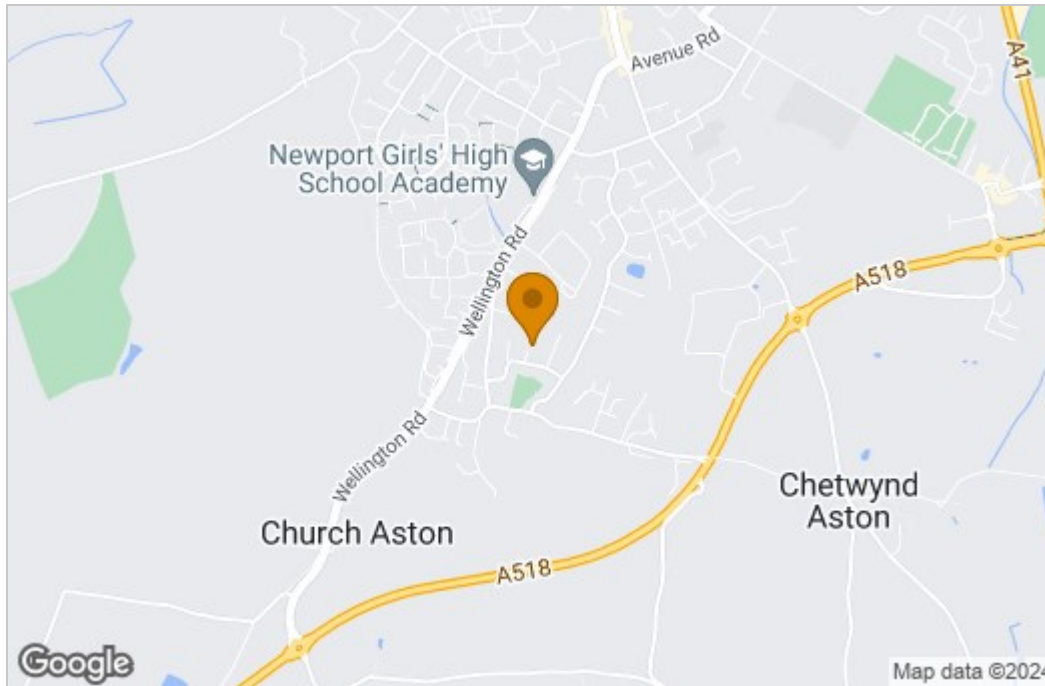
First Floor

Approx. 40.0 sq. metres (430.7 sq. feet)



Total area: approx. 102.7 sq. metres (1105.4 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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