



### **3 Bluebell Lane, Newport, TF10 7FJ**

**Price £274,950**

Occupying an enviable position in a popular modern development this well maintained three bedroom detached house has all you need and is being sold with no upward chain. The well proportioned bedrooms and living accommodation are complimented with two bathrooms, a garage, off road parking and generous rear garden with patio area.

## **Hall**

with entrance matting, radiator and light.

## **Lounge**

this room has a front facing outlook and features a grey wooden flooring, slatted blind to the window, central light, radiator and television point.

## **Inner Hall**

with flooring to match the lounge, radiator and light.

## **WC**

comprising of a white toilet and sink, wooden effect flooring and radiator.

## **Kitchen Diner**

a bright room with a window and doors leading to the garden. The kitchen units are a range of cream and walnut effect units, stainless steel sink, integrated appliances include a oven, hob, extractor, fridge, freezer, dishwasher and washing machine. The room also houses the boiler and has a tiled floor, radiator and recessed spot lights.

## **Stairs and Landing**

with grey carpet, a window on the half landing, loft hatch and useful store cupboard.

## **Master Bedroom**

towards the front elevation with double door wardrobes, grey carpeted floor, two windows and a television point.

## **En-suite Shower Room**

the matching white suite includes, toilet, sink and shower tray with glass sliding doors, there is also a mirror above the sink, wooden floor, extractor, radiator and tiles to the sink and shower enclosure.

## **Bedroom Two**

a further double with fitted wardrobes, grey carpet, central light, radiator and outlook to the rear.

## **Bedroom Three**

also towards the rear elevation with grey carpet and radiator.

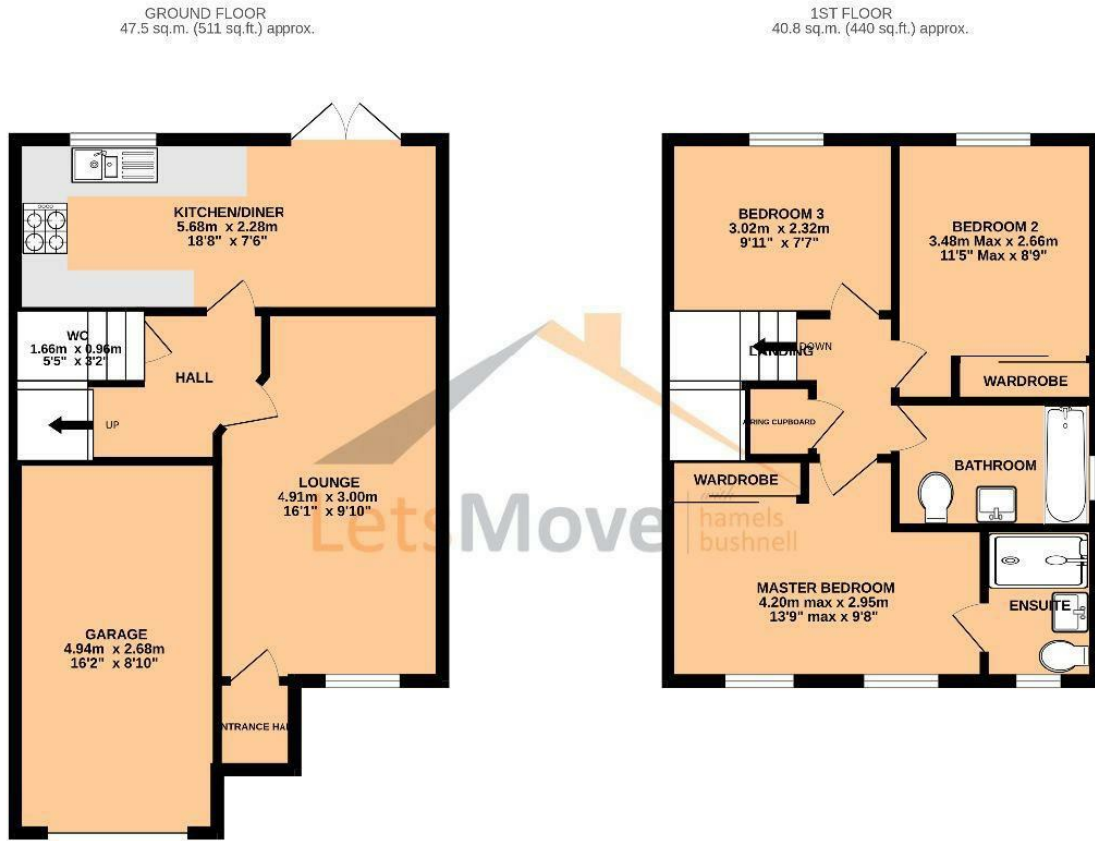
## **Bathroom**

includes a white toilet, sink and bath. There is also a wooden floor and extractor.

## **Outside**

the single garage adjoins the house and has the benefit of a electric remote door for access and light and power too, driveway laid to tarmac and providing off-road parking, rear garden accessible from both the house and from the front this area has a well planned mix of grassed areas, borders and patio.

# Floor Plan

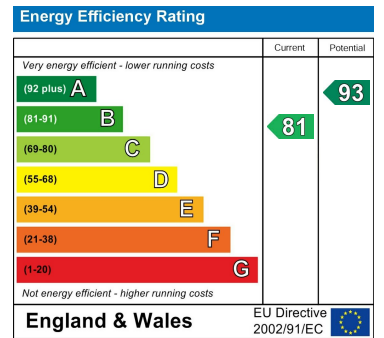


TOTAL FLOOR AREA : 88.4 sq.m. (951 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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# Area Map



# Energy Efficiency Graph



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