



12 Alton Grove, Newport, TF10 7UF

£299,950

Welcome to Alton Grove, Newport - a charming location for this delightful, detached house that boasts 2 reception rooms, 4 bedrooms, and 1 bathroom. This property offers a chain-free opportunity, making it a hassle-free option for those looking to move in quickly.

Situated on a quiet road, this spacious living areas provide the perfect setting for a growing family or those who love to entertain. With ample room for relaxation and socialising, this house is ideal for creating lasting memories with loved ones.

The property's generous size ensures that there is plenty of space for everyone to enjoy, whether it's unwinding in one of the reception rooms or retreating to one of the four bedrooms for a peaceful night's sleep.

Don't miss out on the chance to make this house your home - book a viewing today and experience the tranquillity and comfort that Alton Grove has to offer.

Hallway

Entering through a partial glazed front door into an entrance hallway, with stairs leading to the first floor.

Lounge

A large sized living room with front aspect inset bay window, a feature fireplace with surrounding mantlepiece, two ceiling light fittings and radiator.

Dining Room

Rear aspect room, with UPVC window overlooking the rear garden, central light fitting and radiator.

Kitchen

Featuring fitted wall and base units and a pantry for further storage space, a Leisure gas cooker, sunken sink drainer and tiled splash zones. A UPVC window overlooks the rear garden, central light fitting and radiator.

Utility/Rear Hall

Spacious rear hallway with quarry tiled flooring, work surface and cupboard space with a sink and plumbing for further appliances. Giving access to the rear garden, WC and internal access to the garage.

WC

Featuring a low-level flush WC and basin, with a frosted UPVC window, central light fitting and radiator.

Stairs and Landing

Rising from the front hallway to the first floor, giving access to all accommodation.

Master Bedroom



Large front elevation double bedroom, with two UPVC windows, built-in storage cupboard, light fitting and radiator.

Bedroom Two

Front elevation double bedroom, with UPVC window, central light fitting and radiator.

Bedroom Three/Office

Rear elevation single room, which could be used as

a home office, featuring a UPVC window, central light fitting and radiator.

Bedroom Four

Rear elevation single bedroom, with UPVC window, central light fitting and radiator.

Shower Room



Generous sized shower room, with a large walk-in shower cubicle and electric shower, pedestal basin, WC, frosted UPVC window, central light fitting and radiator.

Garage

Integrated single garage, with up-and-over door and electricity supply.

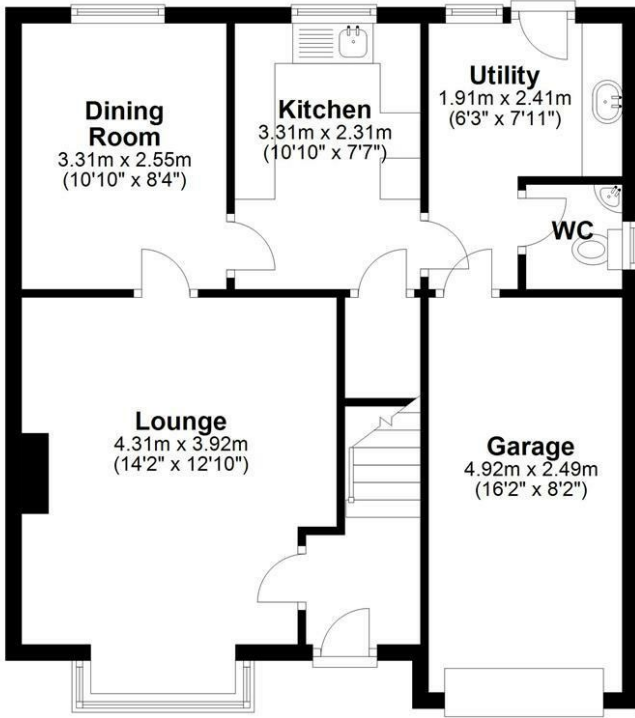
Outside

Private rear garden with lawn and patio areas, edged with established borders. To the front of the property, a paved driveway provides off-road parking, with a lawned area and gravel section. Side access to the rear garden provided by a paved pathway and wooden gate.

Floor Plan

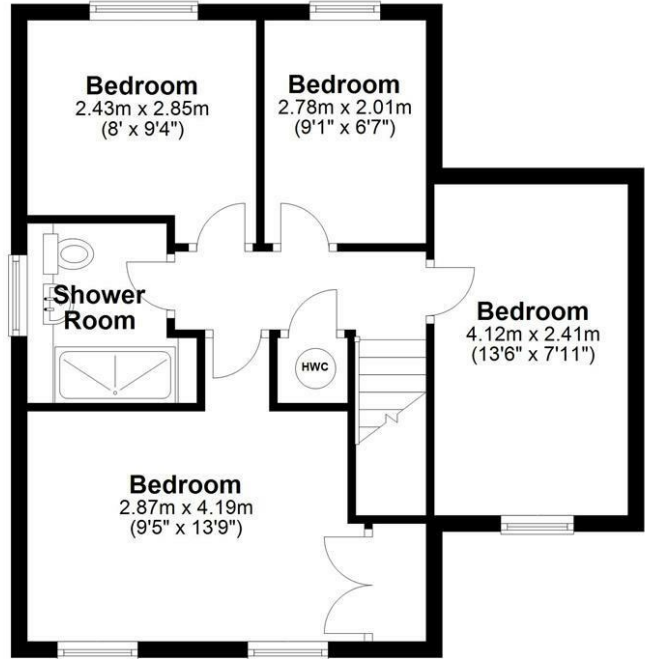
Ground Floor

Approx. 64.1 sq. metres (690.0 sq. feet)



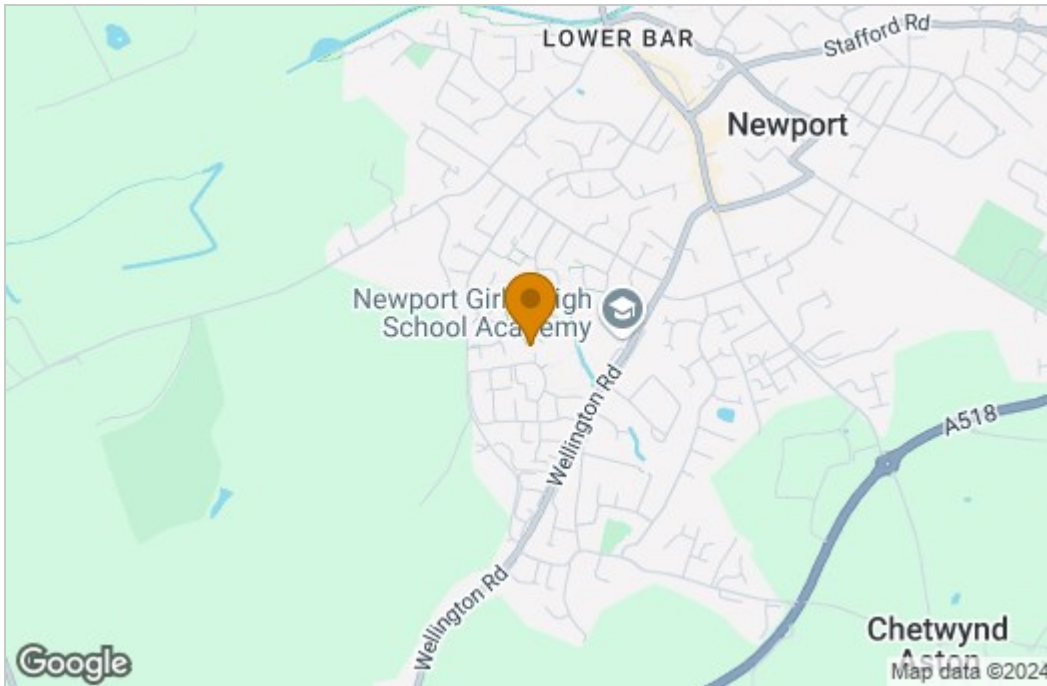
First Floor

Approx. 48.7 sq. metres (524.1 sq. feet)



Total area: approx. 112.8 sq. metres (1214.1 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	
(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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