



**8 Stretton Avenue, Newport, TF10 7SF**

**Price £330,000**

In a very sought-after location of Newport, this four-bedroom property boasts a stylish and spacious interior, perfect for family living and entertaining guests. With the rear extension adding space and comfort, along with the private rear garden and off-road parking, this property ticks all the boxes.



### Entrance Hall

Stepping into a good-sized entrance hallway, with shelving storage area, access to the living room and WC, and stairs leading to the first floor.

### WC

Ground floor WC, with a frosted double-glazed UPVC window, low-level flush WC and sink vanity unit, heated towel rail and central light fitting.

### Lounge/Diner



Stylish and spacious; this living area comfortably accommodates a cosy lounge area, a generous dining area and further area used as a workspace. The large front facing double-glazed UPVC window floods the room with natural light, added to by two further windows. Flush ceiling spotlights, two radiators, TV point and understairs storage cupboard.

### Kitchen



A modern fitted kitchen, with high-gloss wall and base units, topped with grey worksurfaces and integrated appliances. A large island providing both eating and cooking facilities, with an integrated induction hob and plenty of workspace. Further integrated appliances, including a Bosch double oven, Beko microwave, and a dishwasher. Ceiling spotlights, trendy wall mounted radiator, double-glazed UPVC window and French doors to the rear garden. Internal access to the garage.

### Stairs and Landing

Grey-carpeted staircase and L-shaped landing, providing access to all first floor living accommodation. Storage cupboard, window and loft hatch.

### Master Bedroom

A separate hallway gives access to the master bedroom and en-suite. With rear aspect views, a good-sized double bedroom with an attached walk-in wardrobe area and en-suite.

### En-Suite

Featuring a large shower unit with shower panelled walls and glass screen, a low-level flush WC with sink vanity unit, heated towel rail, extractor fan and spotlight fittings.

### Bedroom Two



Generous front elevation double bedroom, with large double-glazed UPVC window, storage/wardrobe space, radiator and central light fitting.

### Bedroom Three

Currently used as a home gym, good-sized fourth bedroom with storage cupboard, radiator, window and light fitting.

### Bedroom Four

Front elevation single room, with a double-glazed UPVC window, radiator and light fitting.

### Bathroom



A big family bathroom featuring a fitted P-shaped bath with an overhead chrome shower and shower screen, low-level flush WC and sink vanity unit. Chrome towel rail, frosted double-glazed UPVC window, extractor fan and ceiling spotlights.

### Garage

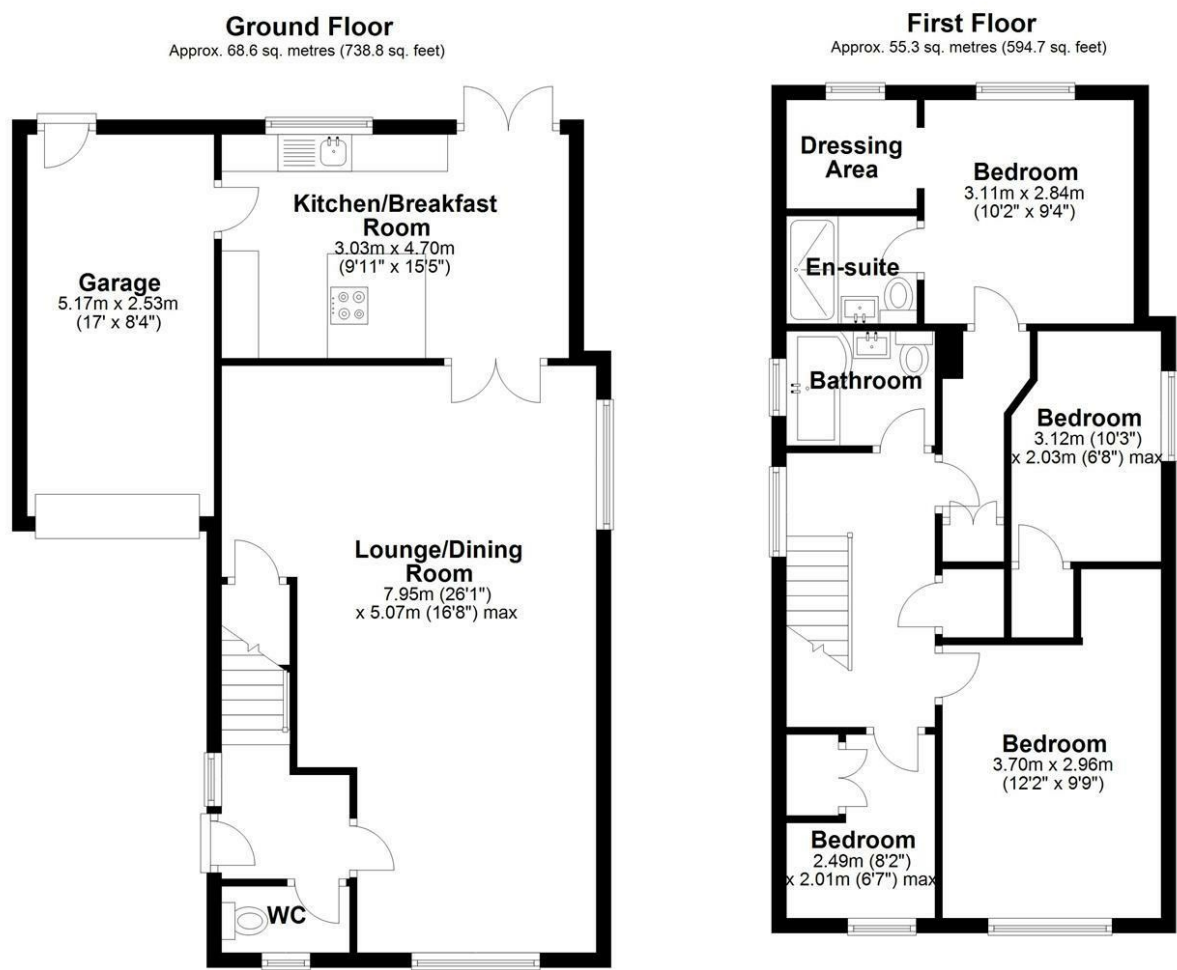
A single garage, attached to the side of the property and accessed internally, as well as through the external electric roller door. Access to rear garden.

### Outside

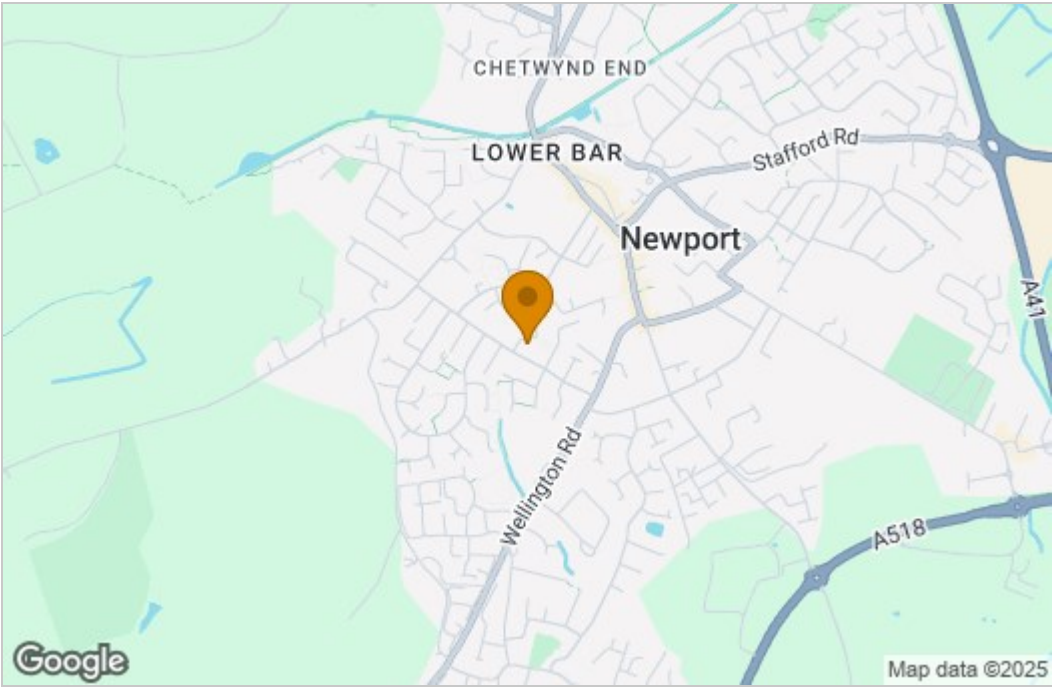


Beautifully presented rear garden, with patio area, raised lawn and gravelled sections. To the front of the property, a tarmacked driveway suitable for multiple cars and an easily maintainable gravelled area.

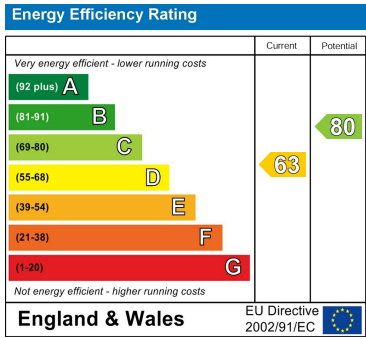
Floor Plan



Area Map



Energy Efficiency Graph



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