



**37 Boughey Road, Newport, TF10 7QF**

**Price £242,000**

This generously proportioned home is perfectly suited to a variety of lifestyles, offering versatile living with multiple reception rooms along with an impressive open-plan, extended kitchen, dining, and day room. This light-filled heart of the home opens directly onto a spacious patio area, ideal for seamless indoor-outdoor living and entertaining. With thoughtful design and flexible accommodation throughout, viewing is necessary to appreciate all this home has to offer.

## Hall

A welcoming entrance hallway, offering immediate access to a conveniently located ground floor WC. From here, you'll find entry to the main living areas, while the staircase leads up to the first floor.

## Reception Room

Located at the front of the property, this bright and spacious reception room offers versatile living options; ideal as a stylish home office, a cozy snug, or even a convenient ground floor bedroom to suit your lifestyle needs.

## Kitchen

A generously sized L-shaped kitchen designed for both function and style, featuring an abundance of storage provided by an array of classic wooden wall and base units, and enough space to accommodate dining furniture. The space is equipped with integrated appliances including a built-in oven, hob, and an overhead extractor hood. A sleek, sunken stainless-steel sink with drainer sits beneath a large window offering pleasant views of the rear garden. Additional integrated amenities include a fridge, freezer, and plumbing ready for a washing machine, dishwasher and tumble drier. A UPVC double-glazed panel door provides direct access to the outdoor space, making this kitchen both practical and inviting.

## Dining Room

Flowing seamlessly from the kitchen, the well-proportioned dining area offers the perfect setting for family meals or entertaining guests. Flooded with natural light from large sliding glass doors, this inviting space opens directly onto the rear garden, blending indoor comfort with outdoor living. It also provides easy access to a further reception room, enhancing the home's flexible layout.

## Sitting Room

Positioned at the front of the home, the spacious living room is bathed in natural light thanks to a large UPVC double-glazed window. This bright and airy space offers a comfortable setting for relaxing or entertaining, with a welcoming atmosphere throughout the day.

## WC

This contemporary space features a sleek low-level flush WC and a modern sink set within a chic vanity unit, offering both style and practicality. Elegant, tiled walls and flooring complete the look, adding a touch of sophistication and easy maintenance.

## Bedroom One

A generously sized double bedroom situated at the front of the property, featuring a large UPVC double-glazed window that fills the space with natural light. Comfort is ensured with a fitted radiator, while a central light fitting provides a warm and welcoming

ambiance, making this an ideal retreat at the end of the day.

## Bedroom Two

Overlooking the rear of the property, this well-presented single bedroom features sleek laminate flooring and a UPVC double-glazed window that brings in plenty of natural light.

## Bedroom Three

This rear-facing single bedroom offers a peaceful outlook and features attractive wood laminate flooring, a UPVC double-glazed window, central light fitting, and a wall-mounted radiator for year-round comfort. Well-suited as a cozy bedroom, it also presents an ideal opportunity to create a quiet home office or study space.

## Bathroom



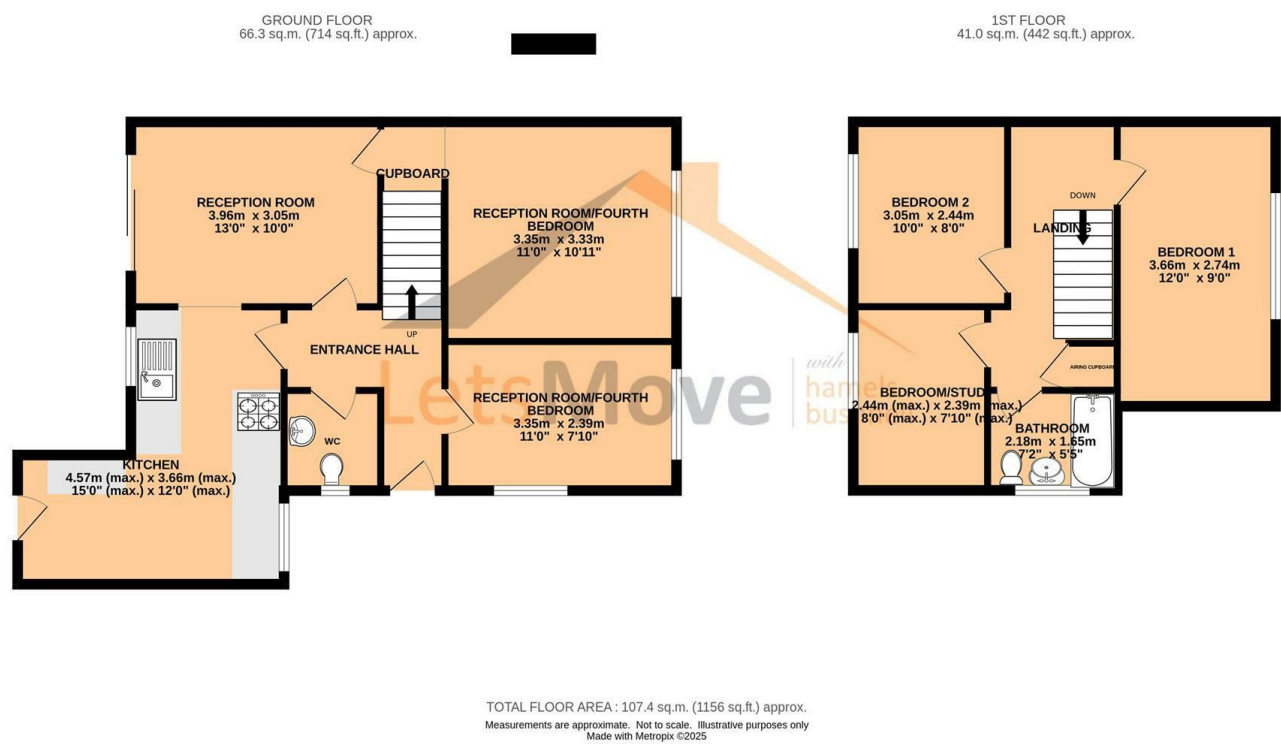
A modern, well-appointed bathroom suite featuring a sleek panel bathtub with an overhead electric shower unit, perfect for both relaxing soaks and quick showers. The low-level flush WC and pedestal basin are complemented by stylish tiled walls and flooring, adding a contemporary touch to the space. A frosted UPVC double-glazed window ensures privacy while allowing natural light to filter through, while the chrome heated towel rail adds a touch of luxury. Flush ceiling spotlights provide bright, even lighting throughout.

## Garden

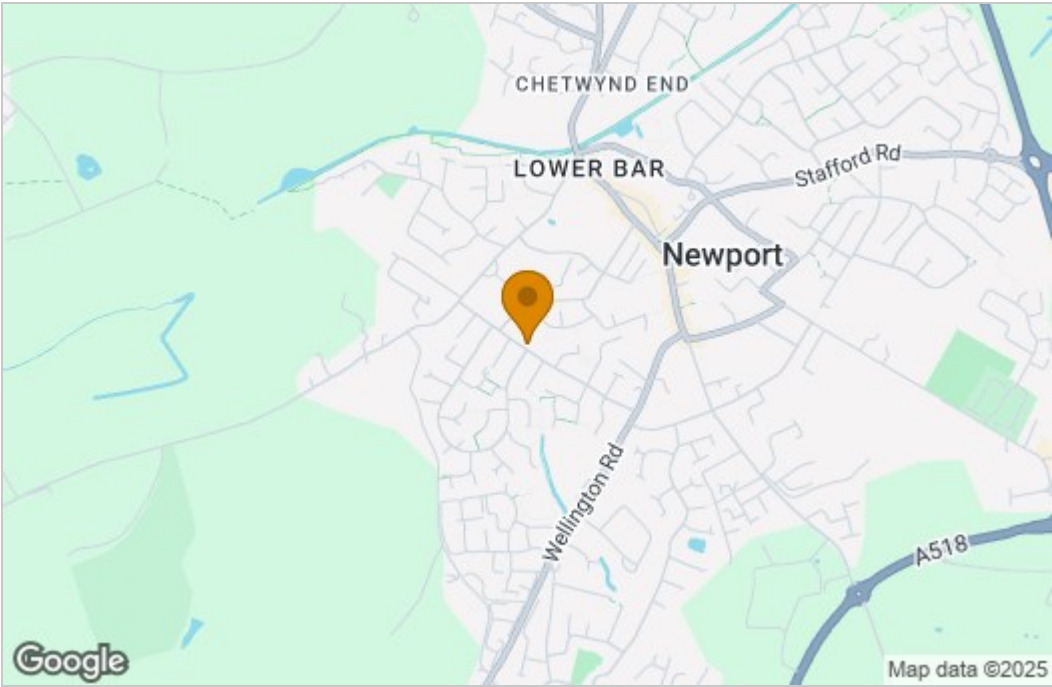
The property boasts a generously sized rear garden, featuring expansive patio areas ideal for outdoor dining and entertaining, as well as a raised lawn that offers a lush, green outlook. With no properties directly overlooking the garden, it provides a sense of privacy and tranquillity. Side access leads to the front of the house, where you'll find a well-maintained lawned area and a spacious driveway, offering parking for multiple cars.



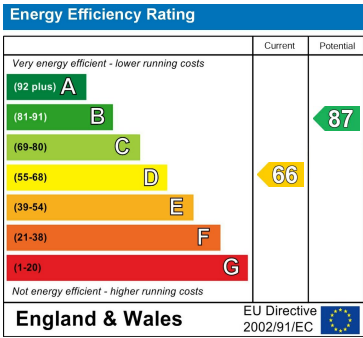
Floor Plan



Area Map



Energy Efficiency Graph



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