



13 Silverdale Close, Church Aston, TF10 9FA

£460,000

Lets Move are delighted to market this beautifully presented, four bedroom, detached family home on Silverdale Close. With its spacious layout and charming surroundings, it presents an excellent opportunity for those looking to settle in a desirable area of Newport. The well-designed layout ensures that each room is filled with natural light, creating a warm and inviting environment. The spacious living areas provide ample room for relaxation and entertaining, making it a perfect space for family gatherings or hosting friends. Don't miss the chance to make this wonderful house your new home.

Hallway

A bright, spacious entrance hallway opening into all ground floor rooms and a straight staircase rising to the first-floor landing. Painted in shades of green and grey with modern grey floor tiles, grey vertical wall-mounted radiator and a handy understairs storage cupboard.

Kitchen

The kitchen is a contemporary and practical space featuring a large central island with a built-in induction hob and wine storage. The kitchen units combine a mix of deep navy and soft grey cabinetry, complemented by wood-effect worktops and a white tiled splashback with grey accents. Integrated appliances include a Neff oven and Neff combination oven, a fridge freezer cleverly hidden within the cupboards, a dishwasher and washing machine, and a walk-in pantry cupboard for extra storage. Large, glazed doors open out to the garden decking, filling the room with natural light and blending indoor and outdoor living.

Kitchen/Diner

For those who enjoy entertaining, this entire area provides a bright and sociable setting to host friends and family with the dining area comfortably accommodating a table and chairs and flowing seamlessly into the generous-sized, adjoining living space.

Conservatory

Featuring large windows with charming stained-glass accents, this spacious room overlooks a beautifully maintained garden, providing a beautiful, year-round view. The vaulted ceiling enhances the sense of openness, while three pendant lights add a modern touch and the terracotta tiled floor with decorative inlay add elegance and practicality. Double doors open directly onto a private outdoor decking area, perfect for indoor-outdoor living.

Living Room

Having been converted from the original garage, this room is currently being used as a beauty workspace but offers a host of uses such as a living room, playroom, fifth bedroom or has the potential to be changed back into a garage. This room benefits from stylish decoration, a storage cupboard and a large front-facing window.

Office

Situated at the front of the property, this cosy yet good-sized reception room offers flexible living options and could serve as an office, snug or playroom.

WC

Added convenience of a ground floor cloakroom, fitted with a low-level flush WC, wash basin, radiator and an obscured glass window.

Stairs & Landing

A bright, open landing gives access to all four bedrooms and family bathroom, as well as a handy storage cupboard and loft hatch.

Master Bedroom

A warm and welcoming master bedroom, providing a relaxing space to retreat to at the end of the day. Benefitting from ample floor space, front-facing window and a modern en-suite shower room.

En-Suite

Decorated with monochrome tiling and shower fittings, the en-suite adds style and convenience with a fitted shower cubicle and electric shower unit, pedestal basin and low-level flush WC.

Bedroom Two

A large double bedroom with views over the rear of the property. With neutral decoration, a big window allowing plenty of natural light, radiator and ceiling light fitting.

Bedroom Three

A further double bedroom, again with views over the rear of the property. Large window, cream carpet, radiator and ceiling light fitting.

Bedroom Four

A single bedroom to the front of the property, which could serve as a home office or nursery.

Bathroom

The room includes a full-size bathtub with glass screen and overhead shower, perfect for both quick routines and relaxing soaks. A sleek black vanity unit with integrated sink and illuminated mirror brings a contemporary feel. Crisp white subway tiles with contrasting grout create a fresh, contrasting backdrop to the delicately patterned floor tiles and accent walls.

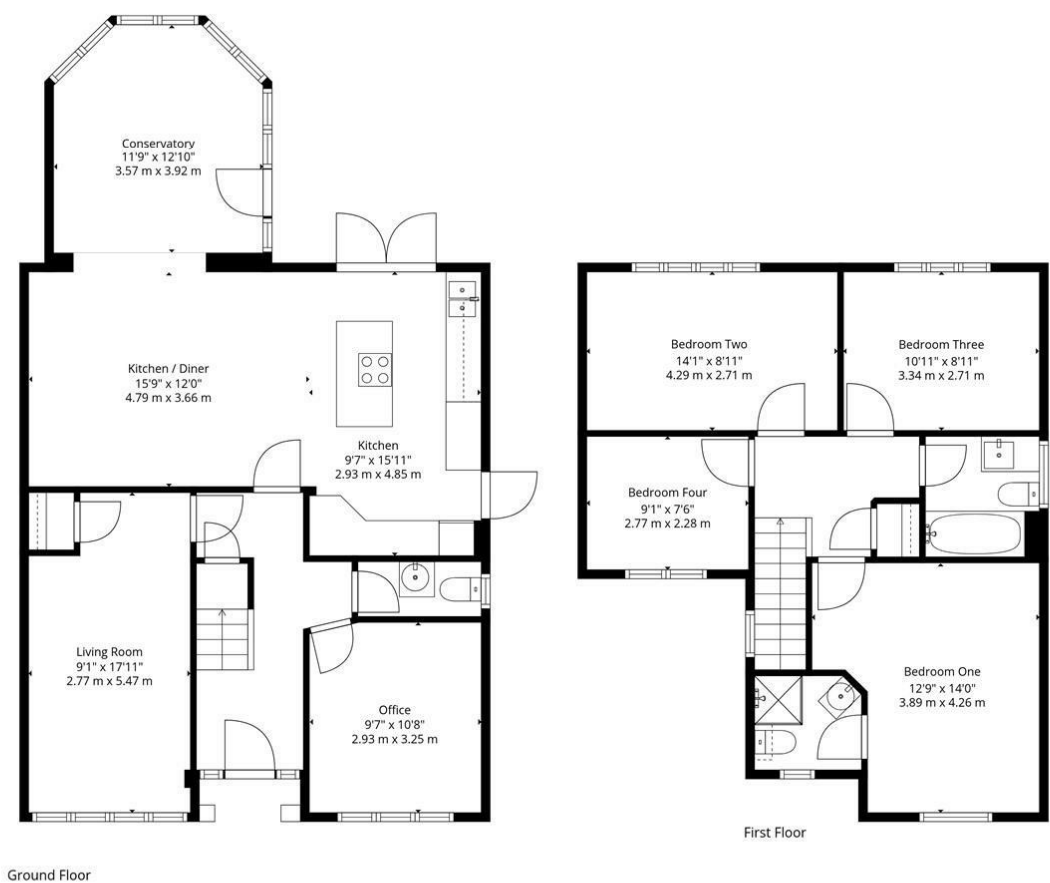
Rear Garden

A beautifully curated space featuring a good-sized area laid with grey, composite decking and steps leading up to the lawn and patio areas which are edged with pretty, planted borders. Added convenient features include a large, built, storage shed with its own electricity supply, an outdoor tap, a retractable awning, an extendable washing line and outdoor electric sockets. For ease of access there is a side entrance down a paved path with wooden gateway.

Front Garden & Driveway

The driveway can accommodate two cars comfortably. A small lawned area adds a touch of greenery to the front of the property.

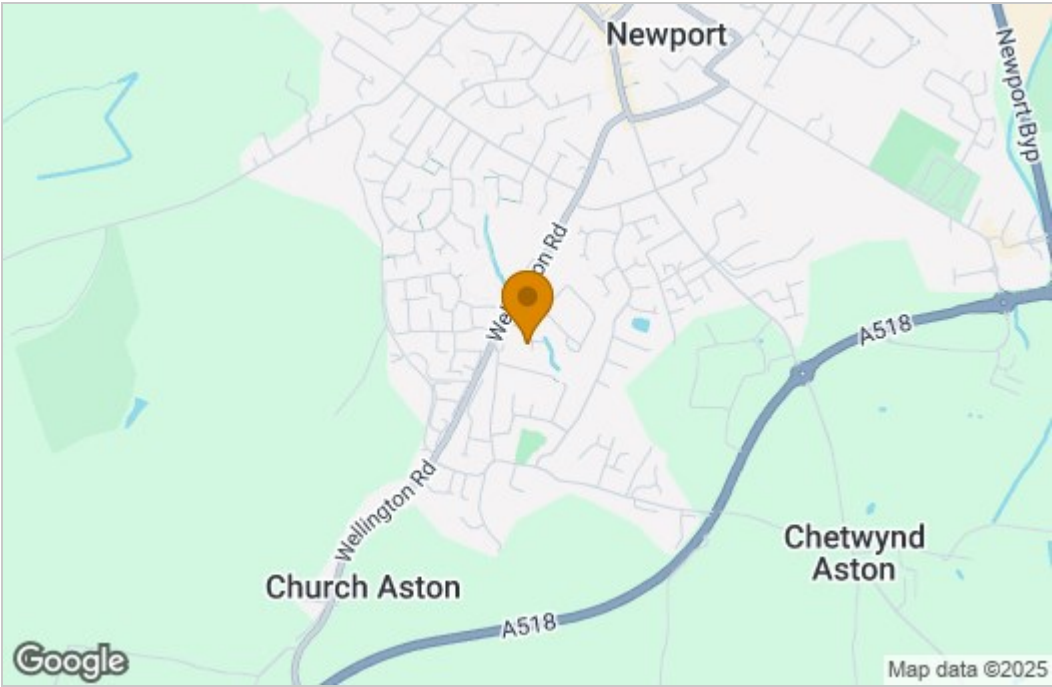
Floor Plan



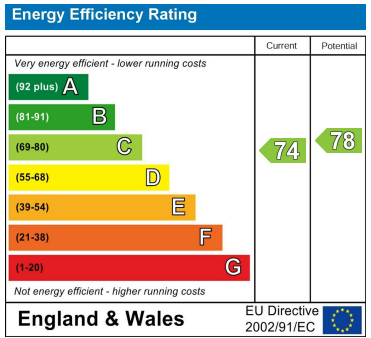
TOTAL: 1533 sq. ft, 142 m2
GROUND FLOOR: 907 sq. ft, 84 m2, FIRST FLOOR: 626 sq. ft, 58 m2
EXCLUDED AREAS: UNDEFINED: 14 sq. ft, 1 m2, WALLS: 127 sq. ft, 12 m2

Measurements Deemed Highly Accurate But Not 100%. Now Are Not Liable And Do Not Take Any Responsibility For Any Errors, Omissions Or Mistakes In The Floorplan. Please Carry Out Your Own Measurements Before Making Any Decisions Based On Them.

Area Map



Energy Efficiency Graph



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