



## **Bramley School Road, Newport, TF10 8LB**

**Offers In The Region Of £825,000**

A one of a kind, truly unique property boasting a well designed flowing layout between rooms, with high ceilings and large windows making it bigger and brighter than your average home. With an attached annexe cottage, this property is perfect for a large multigenerational family or those looking to use the annexe as a potential rental.

### Hallway

Entering through a wooden arched doorway into a spacious hallway giving access to ground floor accommodation and stairs to the first floor, featuring a floor to ceiling UPVC window, carpeted flooring and radiator.

### Living Room 17'9" x 11'10" (5.42 x 3.62)

Front elevation large room, with inset UPVC bay window and further side UPVC window, TV point, radiator and central light fitting.

### Galley Kitchen 11'9" x 5'8" (3.60 x 1.75)

A handy extra ground floor galley style kitchen off the living room, wall units, sink and plumbing for further appliances, UPVC window and radiator.

### Ground Floor Bedroom 16'4" x 11'3" (4.99 x 3.43)

Generous sized double bedroom with large UPVC bay window overlooking rear garden, with external access through rear door to back garden, radiator and central light fitting.

### En-Suite 11'9" x 5'8" (3.60 x 1.75)

Good sized en-suite shower room with electric shower unit, chrome towel rail, white low level flush WC and sink with vanity, UPVC obscured glass window and light fitting.

### Dining Room 15'3" x 9'4" (4.67 x 2.87)

Good sized room featuring a large UPVC bay window with rear views, radiator and central light fitting.

### Kitchen 13'0" x 12'8" (3.97 x 3.87)

Leading off the dining room a spacious kitchen with ample storage space from multiple wall and base units, designed with an L-shape section providing a breakfast bar area and plenty of work surface, integrated oven and hob, sink and drainer under UPVC window, access to rear garden via UPVC French doors.

### Stairs and Landing

Curved staircase with wooden banister and railings leading to large U-shaped landing featuring two storage cupboards. One cupboard housing the hot water tank.

### Bedroom One 17'9" x 11'9" (5.43 x 3.60)

Generous sized double bedroom overlooking the front of the property through a large UPVC window and further UPVC window to the side of the property, two radiators and central light fitting.

### Bedroom Two 14'4" x 11'4" max (4.37 x 3.47 max)

Rear elevation double bedroom with a UPVC window in the side wall, built in wardrobe storage space, radiator and central light fitting.

### Bedroom Three 16'6" x 13'8" (5.04 x 4.18)

Currently used as a craft room, this double bedroom has vaulted ceiling with velux window and further UPVC window, two radiators and central light fitting.

### Bathroom 11'7" x 8'0" (3.55 x 2.45)

A generous sized room with large bath, shower unit, panel shower boards partially cover the walls, white low level flush WC, sink vanity unit, UPVC window with obscured glass and flush spotlights in the ceiling.

### Annexe Hallway

A separate entrance way to further living accommodation.

### Annexe Living Room 14'2" x 13'10" (4.33 x 4.22)

Cosy yet spacious living area with exposed beam ceiling, two UPVC windows giving front and rear views, feature fire place, wall and ceiling light fittings.

### Annexe Kitchen

Galley style kitchen with wall and base units, sink and plumbing for further appliances, oven, access to rear of the property through UPVC door.

### Annexe WC

Panel shower boarded room with white low level flush WC and sink, UPVC window and boiler.

### Conservatory 9'10" x 9'2" (3.01 x 2.80)

Curved conservatory with wooden flooring, large UPVC windows making the room bright and airy, French doors leading to rear garden.

### Annexe Bathroom

Ground floor shower room with glass shower unit and shower panel boarded walls, white low level flush WC and sink vanity unit, obscured glass UPVC window and wood effect linoleum flooring.

### Annexe Bedroom One 13'7" x 10'7" (4.16 x 3.23)

Turning left at the top of the stairs, this double bedroom boasts two UPVC windows overlooking the front and side of the property, built-in wardrobe storage space, radiator and central light fitting.

### Annexe Bedroom Two 14'0" x 13'9" max (4.28 x 4.20 max)

Large double bedroom with front facing UPVC window, doorway to access garage roof, radiator and central light fitting.

### Garage 17'1" x 12'7" (5.21 x 3.85)

Large garage with electricity supply and electric door, further access via side passageway where an EV charger can be found.

### Outside

Front gravel driveway with parking for multiple cars,

slabbed areas leading up to doorways, grassed areas and well maintained hedgerows.

Separate area for greenhouse. Beautifully kept private rear garden with large grassed area, composite decking off the kitchen, established and raised borders. Solar panels located on the roof.

### **Agent Notes**

It is worthy of note that the annexe has it's own front and rear entrances, with the main hallway being partitioned and doorway to the house that divides the two properties for privacy. The two are linked internally for use as a single dwelling. The solar panels service the hot water tank in the main house, the annexe has it's own central heating, combi boiler and electric box. There is double glazing throughout.

The annexe has the potential to provide the homeowner with an income through private or student rental, or a possible Airbnb.

# Floor Plan

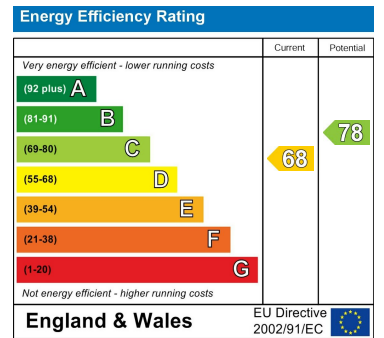


Total area: approx. 321.3 sq. metres (3458.0 sq. feet)

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.