



109 St. Johns Road, Newport
£435,000

 **Megan Baker**
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Positioned on a generous corner plot, with excellent access to the local bus route; amenities and walks, this beautifully appointed, light and very spacious detached bungalow, provides a rather appealing home. Warmed by gas central heating and with UPVC double glazing, the accommodation comprises three attractive double bedrooms, a shower room (accessed both from the second bedroom as well as the hallway); a second wet room; a smart kitchen with utility area off and a large and wonderfully bright sitting/dining room. The home is entered via a smart porch, which in turn leads to the centrally located and generously proportioned hallway, giving access to all the rooms. Outside, the home benefits from neatly tended gardens which sit to the side and rear, with sectioned vegetable plots and areas of patio for seating, including a raised terrace which spills out from the living room. The bungalow also has the added bonus of two driveways - one to the front of the home and the other to the side, which leads to the garage, giving ample parking for a number of cars. Freehold. Council Tax Band - D. EPC - C-69

UPVC double glazed door into:

Entrance Porch:

9'7" x 6'5" (2.93m x 1.96m)

Of brick and UPVC double glazed construction with a solid roof, this super space provides plenty of room for coats and boots. Further UPVC double glazed door into:

Entrance Hallway:

A large and welcoming entrance to the home with oak style flooring which flows through to the living room. A skylight allows natural light into the area; built in airing cupboard and separate storage cupboard. Access to the loft and doors to:

Living/Dining Room:

20'11" x 18'1" max (6.39m x 5.52m max)

A wonderfully spacious and bright living area which provides plenty of space for sitting and dining.

Decorated in cream with oak style flooring, it has been extended in the past to create two distinct areas within the room. The sitting area has a feature fireplace with wooden surround; tiled hearth and gas fire and there is a large window to the side. The dining area has a window to the rear and french doors to the side, leading to a raised patio with steps down to the garden. Door to:

Kitchen:

11'10" max x 9'10" max (3.62m max x 3.01m max)

Smartly fitted with a range of wooden effect fronted units; pale worktops and deep red tiled splashbacks. Integrated eye-level double oven; separate glass ceramic hob with extractor hood over and space and plumbing for a dishwasher. Side window with sink unit below which has a Tweeny waste disposal unit; wall mounted gas fired boiler and door back to hallway. Opening to:





Utility Area:

7'3" max x 7'1" max (2.21m max x 2.16m max)

A really handy space with window to rear and external door to the side. Space and plumbing for washing machine and spaces for other appliances.

Bedroom One:

12'10" x 11'10" (3.92m x 3.63m)

A good sized double bedroom, decorated in soft cream colours, set to the front of the home with windows to front and side.

Bedroom Two:

11'5" x 9'4" (3.49m x 2.86m)

A pretty second double bedroom, ideal for guests, with windows to the front and side, making it beautifully light. Door to:

Shower Room:

9'4" max x 5'4" max (2.86m max x 1.65m max)

A cleverly arranged facility, which can also be accessed from the hallway, decorated in fresh white, with glossy dark blue splashback tiling. Fitted with WC; wash hand basin and curved shower enclosure with electric shower over. Opaque side window.

Bedroom Three/Study:

9'10" max x 9'0" max (3.02m max x 2.76m max)

Currently used as a study, a smaller double or generous single bedroom with side window and handy built in wardrobe.

Wet Room:

7'9" max x 5'4" max (2.38m max x 1.64m max)

Smartly fitted with a WC; vanity wash hand basin and shower area, with glass screen and rainfall shower head with separate spray. Opaque side window.

Gardens:

The bungalow sits on a corner plot, with neatly lawned

gardens to the front and side, bordered by richly stocked planting and a summer house to one end. The rear garden is laide to areas of patio and decking, with a centrally arranged attractive circular patio as a feature. The home has raised fruit and vegetable beds; a greenhouse and smart timber shed which sits next to the garage.

Garage and Parking:

The home benefits from two driveways, one accessed from St Johns Road which sits to the front of the home and the other accessed from Shide Road which sits to the side. This gives the home plenty of parking, and the side driveway leads to the:

Garage:

14'9" x 8'5" (4.5m x 2.57m)

With electronic roller door to the front; power and light. Personal door to rear garden.

Disclaimer

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc. Any video tour has contents believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.

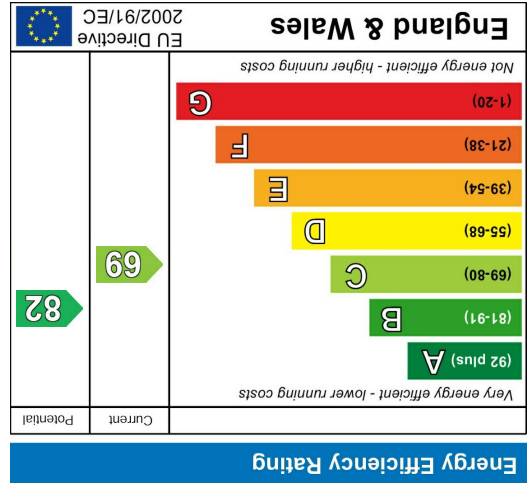


Arrange a viewing: Call us on 01983 280555 or email: hello@meganbakerestateagents.com



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 Love this property and want to see more?



GROUND FLOOR
 1177 sq.ft. (109.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, corridors and other spaces have not been tested and no guarantee is given for any measurement. This plan is for illustrative purposes only and should be used as such by the prospective purchaser. The service, fixtures and appliances shown are not intended to be used as such by any person. Measurements are given as to the quantity of area and are not intended to be used as such by any person. Measurements are given as to the quantity of area and are not intended to be used as such by any person.

TOTAL FLOOR AREA: 1177 sq.ft. (109.3 sq.m.) approx.