



## Grove Park Drive

**Guide Price £400,000 - £425,000**

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- Driveway with Garage
- Beautifully Maintained Garden
- Family Bathroom
- Modern Kitchen
- Detached House
- Close to Shops, Schools and Amenities
- Excellent Transport Links
- EPC Rating: C



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  1
  2

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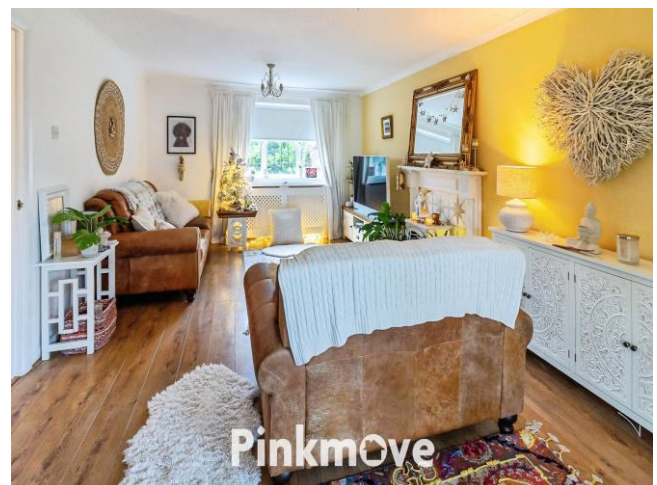


## About the property

Presenting this beautiful four bedroom detached property situated on Grove Park Drive in Newport. This well presented family home is set in a quiet cul de sac location surrounded by greenery and wildlife. It is ideally located with easy access to local shops and amenities as well as different transport links including the M4 and local bus routes.

Outside the front of the property is ample off road parking and a single garage. You enter through the bright and spacious hallway which provides access to all the downstairs rooms and up to the first floor via the stairs. In on the right is the kitchen/diner which features a good amount of unit and worktop space with room for a breakfast/dining table and chairs with a lovely outlook onto the rear garden. Across the hallway is the main living area which is filled with natural light and opens out onto a charming orangery. Here you have plenty of space to house all of your required living and dining furniture. Lastly on the ground floor is a useful cloakroom with a WC and hand basin.

Upstairs are the four bedrooms and the family bathroom. There are two spacious double rooms overlooking the front of the property and two large single rooms towards the rear. The bathroom is a great family size and features a WC, hand basin, bath and separate walk in shower. Outside the rear garden is picturesque with lots of different trees, shrubbery and plants surrounding, keeping the space private and homely. Viewing comes highly recommended!







## Accommodation

### Living Room

18' 11" x 12' ( 5.77m x 3.66m )

### Orangery/Dining Room

7' 6" x 10' 6" ( 2.29m x 3.20m )

### Kitchen/Diner

18' 11" x 12' ( 5.77m x 3.66m )

### Cloakroom

5' 3" x 2' 10" ( 1.60m x 0.86m )

### Bedroom 1

9' 11" x 12' 1" ( 3.02m x 3.68m )

### Bedroom 2

9' 11" x 12' ( 3.02m x 3.66m )

### Bedroom 3

8' 8" x 9' ( 2.64m x 2.74m )

### Bedroom 4

8' 8" x 8' 10" ( 2.64m x 2.69m )

### Bathroom

5' 8" x 9' 1" ( 1.73m x 2.77m )

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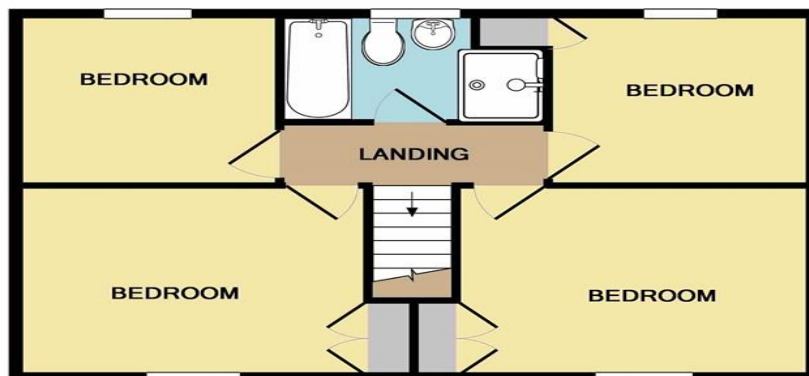
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## Floorplan



GROUND FLOOR  
APPROX. FLOOR  
AREA 588 SQ.FT.  
(54.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 514 SQ.FT.  
(47.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1102 SQ.FT. (102.4 SQ.M.)

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