



## Atkinson Drive

Newport

£265,000



Lancasters

CHAIN FREE - Spacious Detached Bungalow within the highly desirable Atkinson Drive. This property benefits from 2 Double Bedrooms, Sunny Mature Gardens, Detached Garage and workshop, modern bathroom, and large Sitting Room with log burner. Double glazed and central heating throughout.





## 2 Bedroom Detached Bungalow

### Entrance

There is a secure door between the property and garage, which opens to a walk way and up to the front door and porch.

### Sitting Room 13' 11" x 12' 6" (4.24m x 3.8m)

A large main reception with log burner. Picture window to the front over looking the street.

### Kitchen 11' 10" x 11' 1" (3.6m x 3.38m)

Fitted with a series of modern floor and wall mounted storage units. Integrated electric hob and cooker. Space for white goods. Door to the garden.

### Bedroom 1 12' 10" x 8' 6" (3.9m x 2.6m)

A rear aspect double bedroom with doors out to a conservatory/garden room. Built in wardrobe.

### Bedroom 2 9' 10" x 11' 0" (3.0m x 3.35m) max

A front aspect double bedroom. Built in cupboard.

### Conservatory 15' 1" x 5' 11" (4.6m x 1.8m)

Upvc constructed room - with access onto the garden. Plumbing for a washing machine.

### Garage and Workshop 7' 10" x 31' 6" (2.4m x 9.6m) overall

A single garage with electric up and over door and timber workshop to the rear - side door and window to the garden. Power and lighting.

### Outside

From the street is a drop kerb and off street parking, which leads up to the garage. At the rear is a sunny aspect garden lawn, planting - paved walkway and small ornamental pond. Potting shed.

GROUND FLOOR  
966 sq.ft. (89.8 sq.m.) approx.



TOTAL FLOOR AREA: 966 sq.ft. (89.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Tenure: Freehold

Council: C

EPC: D

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