



31 Woodside Walk, Crosskeys Newport NP11 7NZ

£362,500

****RECENTLY REDUCED****

****FANTASTIC FAMILY LIVING FIVE BEDROOM DETACHED PROPERTY WITH FANTASTIC VIEWS****

Parkmans are delighted to offer for sale, this generous size and immaculately presented five bedroom detached property offering excellent family living space.

The property is located in a lovely quiet cul de sac, offering fantastic mountain and woodland views.

Internally the property offers good size lounge, large fitted kitchen/dining/family room well positioned to take advantage of the amazing views. To the first floor are four good size bedrooms, one with en-suite and family bathroom. To the second floor is a fantastic master suite with further en-suite.

Externally the property offers ample off road parking and garage to the front and to the rear is a lovely enclosed, well laid garden with decking balcony area and lawn and a fantastic summer house which could be used as an office or entertainment space.



Hallway

3'6" x 13'9" (1.08 x 4.21)

Entrance door, plaster walls and ceiling, radiator, power points, stairs to first floor, understairs cupboard, laminate flooring.

WC

7'6" x 3'2" (2.30 x 0.97)

Low level WC, vanity wash hand basin, fully tiled, heated towel radiator, plaster ceiling, laminate flooring.

Lounge

17'3" x 11'4" (5.27 x 3.46)

UPVC double glazed window to front, plaster walls and ceiling, feature fire surround housing electric fire, power points, radiator, laminate flooring, double doors leading to dining room.

Kitchen/ Dining Room/Family Room

9'7" x 27'4" (2.93 x 8.34)

X2 UPVC double glazed window to rear, UPVC double glazed French doors to rear, fitted with a range of base and wall units with roll edge work surfaces, splash back tiling, stainless steel bowl and a half drainer sink with mixer tap, eye level integrated oven, gas hob, chimney style extractor hood, integrated fridge/freezer, plaster walls and ceiling, laminate flooring, radiators, power points.

Utility Room

5'2" x 9'0" (1.59 x 2.76)

Work surface, plumbing for automatic washing machine, space for tumble dryer, Baxi boiler, tiled floor, radiator, power points, door to rear and door to garage.

Landing

Plaster walls and ceiling, radiator, power points, carpeted, stairs to master suite.

Bedroom Two

10'8" x 11'9" (3.27 x 3.59)

UPVC double glazed window to front, plaster walls and ceiling, radiator, power points, carpeted, storage cupboard.

En Suite

8'6" x 6'0" (2.61 x 1.83)

Fitted with step in shower cubicle, WC with concealed cistern, vanity wash hand basin, fully tiled, towel radiator, plaster ceiling, UPVC double glazed obscured window.

Bedroom Three

14'1" x 9'1" (4.30 x 2.79)

UPVC double glazed window to rear, plaster walls and ceiling, radiator, power points, carpeted

Bedroom Four

9'10" x 10'7" (3.02 x 3.25)

UPVC double glazed window to front, plaster walls and ceiling, radiator, power points, carpeted

Bedroom Five

9'11" x 9'2" (3.03 x 2.81)

UPVC double glazed window to rear, plaster walls and ceiling, radiator, power points, carpeted

Bathroom

6'6" x 7'6" (1.99 x 2.29)

Fitted with a panel bath with shower over, vanity wash hand basin, WC with concealed cistern, fully tiled, tiled flooring, UPVC double glazed obscured window.

Stairs to second floor

Bedroom One

13'8" x 16'9" (4.18 x 5.11)

Lovely master suite, plaster walls and ceiling, x2 Velux skylights, under eaves storage, carpeted, power points.

En Suite

9'0" x 5'6" (2.75 x 1.69)

Fitted with a step in shower cubicle, low level WC, vanity wash hand basin unit, plaster walls and ceiling, Velux skylight, tiled floor, towel radiator.

Garage

17'10" x 11'8" (5.45 x 3.56)

External

To the front: Driveway offering off road parking and access to garage, lawn.

To the rear: Decked balcony area, patio, mainly laid to lawn, side access Summer house with power.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	86
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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