



5 The Hollies , NP11 3LR

Offers over £345,000

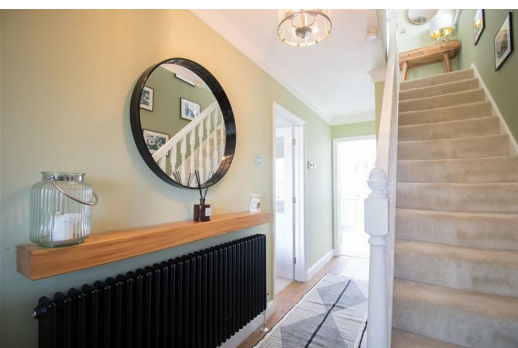
Nestled in the charming area of The Hollies, Crumlin, Newport, this delightful detached house offers a perfect blend of comfort and modern living.

The house boasts a lovely inviting lounge, spacious immaculately fitted kitchen/dining room with integrated appliances as well as a separate office and utility room. The abundance of natural light enhances the welcoming atmosphere throughout the home. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. With a family bathroom and ground floor cloakroom/wc, convenience is at the forefront of this property.

Parking is made easy with space for two vehicles, ensuring you will never have to worry about finding a spot after a long day. The surrounding area offers a friendly community vibe, with local amenities, excellent schools and green spaces nearby, making it an excellent choice for those who appreciate both tranquility and accessibility.

In summary, this detached house in The Hollies is a wonderful opportunity for anyone looking to settle in a spacious and well-appointed home in a wonderful, sought after location. With its thoughtful layout and desirable features, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your own.

Tenure: We are advised Freehold
Council Tax Band: E
EPC: C



Porch

7'10" x 3'7" (2.4 x 1.1)

UPVC double glazed windows and doors, brick walls, plastered ceiling, laminate floor.

Entrance Hall

Plastered walls and ceiling, coving and ceiling rose, laminate floor, radiator, power points.

Reception Room

12'0" x 13'6" (3.67 x 4.12)

UPVC double glazed window to front, plastered walls and ceiling, coving and ceiling rose, carpet to floor, radiator, power points.

Kitchen / Dining Room

18'8" x 11'8" (5.69 x 3.57)

UPVC double glazed window and sliding patio doors to rear, door to side, matching modern high gloss base and wall units, roll edge work top and matching upstand with breakfast bar, inset drainer sink and half with mixer tap, integrated appliances include: 5 ring gas hob, eye level electric oven, microwave and dishwasher, plastered walls and ceiling, coving, tiled floor, radiator, power points.

Office

8'0" x 11'11" (2.45 x 3.65)

UPVC double glazed window to front, plastered walls and ceiling, ceiling rose, coving, laminate floor, radiator, power points.

Cloakroom W/C

2'7" x 5'7" (.85 x 1.71)

UPVC double glazed obscured window to side, close couple w/c, pedestal hand wash basin, tiled walls, plastered ceiling, laminate floor, radiator.

Utility Room

8'0" x 5'1" (2.45 x 1.56)

UPVC double glazed door to rear, plastered walls and ceiling , Baxi combi boiler, power points.

Landing

Plastered walls and ceiling, carpet to floor, storage cupboard

Bedroom 1

11'8" x 12'5" (3.57 x 3.8)

UPVC double glazed window to rear, plastered walls and ceiling, carpet to floor, radiator, power points.

Bedroom 2

8'5" x 13'9" (2.58 x 4.21)

UPVC double glazed window to front, plastered walls and ceiling, carpet to floor, radiator, power points.

Bedroom 3

10'0" x 10'8" (3.05 x 3.27)

UPVC double glazed window to front, plastered walls and ceiling, carpet to floor, storage cupboard, radiator, power points.

Bathroom

5'9" x 8'0" (1.77 x 2.45)

UPVC double glazed obscured window to rear, shower unit, tiled splash back, close couple concealed cistern w/c, vanity hand wash sink unit, vertical radiator, plastered walls and ceiling, vinyl floor.

External

To Front: Paved driveway, manicured grass lawn, small flower bed edging with shrubbery and small tree. facility and cable for EV car charging port.

To Rear: Indian sandstone slabbed patio, manicured grass lawn, Cotswold chippings path, decking area to rear, with large shed, power points, glass balustrade, shrubbery and tree.

