



# Whitecroft Park

Newport

£275,000



Lancasters

Award winning Gatcombe Manor gated community. Filled with natural light, with large picture windows to all rooms. Built in 2013, this beautiful 3 storey town house is set in the countryside but only minutes from the town, offering the best of both worlds - peace and quiet but with the convenience of the town nearby. \* 3 Double Bedrooms \* 2 Bathrooms \* Sunny Garden \* 2x Parking Spaces





## 3 Bedroom Town House

### Hall

Bright entrance hall leading into an open plan Lounge/kitchen / diner with stairs to the first floor and storage under.

### W/C

WC, basin, and extractor.

### Lounge/Kitchen/Diner 25' 5" x 17' 2" (7.75m x 5.22m)

Stunning family space with large modern fitted kitchen with, a series of floor and wall mounted storage units in grey and light coloured worktops. Integrated electric hob, fridge, freezer, dishwasher and eye level electric cooker. Open plan dining area and lounge -French doors out the garden.

### Landing

#### Bedroom 2 10' 8" x 9' 9" (3.24m x 2.97m)

A front aspect double bedroom.

#### Bedroom 2 13' 9" x 9' 9" (4.2m x 2.96m)

A rear aspect double bedroom.

### Bathroom

A well appointed family bathroom with panelled bath and shower over, WC and vanity basin.

### Top Floor

#### Bedroom 1 17' 1" x 13' 1" (5.2m x 4.0m) max

Luxurious master bedroom, with front aspect and dormer window. large double built in wardrobes- en-suite.

### Ensuite

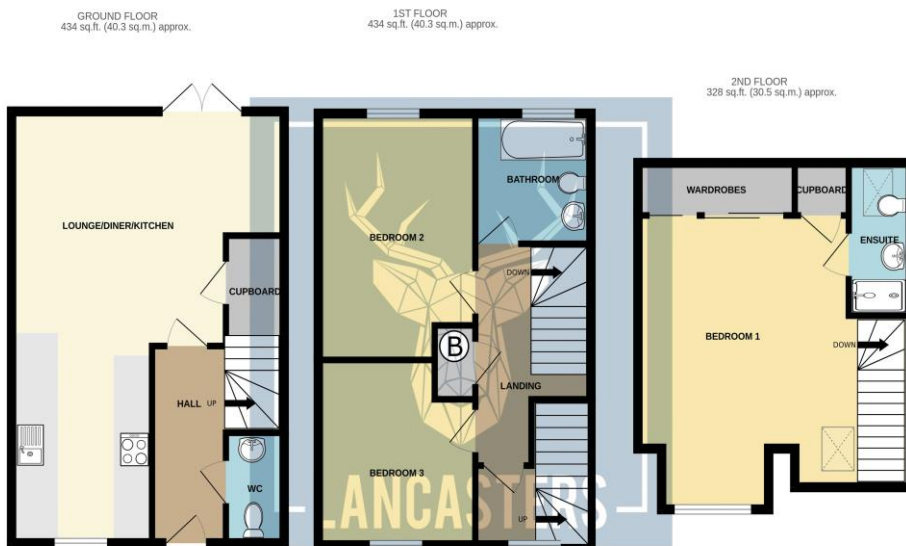
Large cubicle and shower, vanity basin and w/c. Velux style window.

### Outside

The property at the front has a block paved drive for parking and a separate allocated parking space across the close. At the rear is a south facing, low maintenance garden with lawn, stock wire fencing and hedging. Patio and space for plenty of seating.

### Fees

There is annual service charge for communal maintenance - For the year coming is £593.04



TOTAL FLOOR AREA: 1196 sq.ft. (111.1 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

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