



College Road

Newport
£450,000



Lancasters

A beautifully appointed detached family property located in a desirable street, within Newport. Bright and spacious throughout the property has 2 receptions, 3 well proportioned bedrooms and 2 Bathrooms. All under a new roof. Externally there is a single garage large drive and sunny aspect rear garden - complete with a home office/garden room.



3 Bedroom Detached House

Entrance

A storm porch with tiled floor covers the main front, which opens to a bright hall with accommodation off and clever under stairs storage.

Sitting Room

13' 5" x 13' 5" (4.1m x 4.1m) into bay

A large front aspect reception with bay window. Parquet style flooring.

Kitchen

11' 10" x 11' 5" (3.6m x 3.47m)

Arranged with a series of floor and wall mounted storage units, central island and breakfast bar with additional storage. Integrated oven and dishwasher. French style doors out to...

Conservatory

11' 3" x 9' 10" (3.42m x 3.0m)

Upvc and dwarf wall constructed conservatory - with doors onto the garden. Ideal space for dining table and chairs.

Utility/Boot Room

7' 10" x 3' 9" (2.4m x 1.15m)

An excellent use of space - created to produce seating area and storage for coats etc... Large utility cupboard with power and plumbing for washing machine and tumble dryer.

Shower Room

Ground floor wash room - well appointed with modern shower and enclosure, w/c, basin and heated towel rail. Sliding pocket door.

Landing

A bright landing with side aspect window. accommodation off. Loft access.

Bedroom 1

13' 5" x 11' 2" (4.1m x 3.4m) into Bay

A beautiful master bedroom with front aspect and bay window.

Bedroom 2

12' 0" x 11' 2" (3.65m x 3.4m)

A rear aspect double bedroom.

Bedroom 3

7' 11" x 7' 10" (2.42m x 2.4m)

A front aspect bedroom - small double.

Bathroom

A modern fitted family bathroom with double width walk in shower enclosure, w/c, vanity basin, heated towel rail and exposed brick wall feature.

Garden Room/ Office

8' 11" x 6' 7" (2.71m x 2.0m)

Block built and insulated external room, complete with power and lighting -ideal over spill bedroom, office or hobby space.

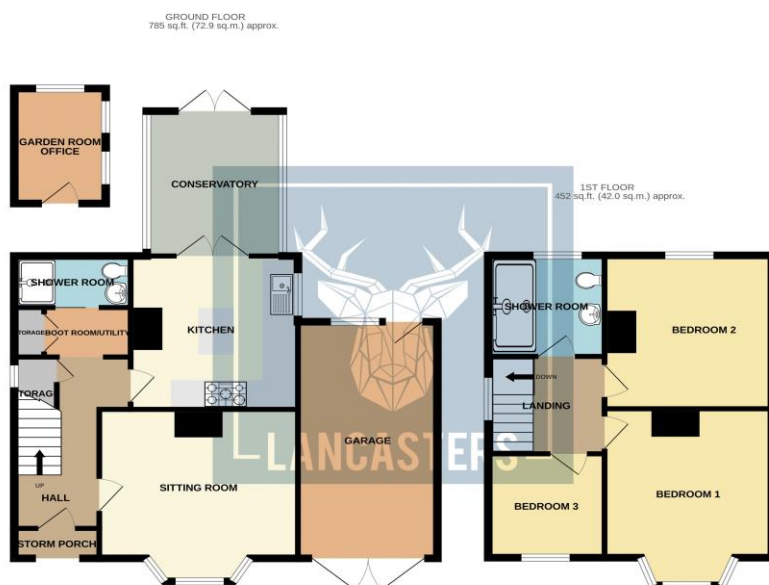
Garage

18' 4" x 9' 7" (5.58m x 2.91m)

An attached single garage with Doors to the front off the drive, window and pedestrian door to the rear. Power and lighting.

Outside

The property has a gravelled drive and space for several vehicles to park off the road. Side access and gate leads to the rear garden which has a large lawn, patio/deck and seating. Timber shed with power and light. External water supply and power outlets.



Want more photos and a video? Scan here

Lancasters Estate Agents

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Tenure: Freehold

Council: D

EPC: D



These sales particulars do not form part of any contract. The agent has not undertaken any form of survey on the property and has not checked any services. If you decide to purchase this, or any other property, we advise you undertake your own enquiries via your separately appointed solicitor and surveyor.