

**crook
& blight**
moving on

**56 Broadleaf Way
Newport, NP20 5BZ**



£340,000

STUNNING BAY-FRONTED FAMILY HOUSE

CLOSE TO M4 & TRAIN STATION

SUPERB FAMILY KITCHEN DINER

UTILITY ROOM & CLOAKROOM

LANDSCAPED GARDEN WITH PRIVATE OUTLOOK

FOUR BEDROOMS

OUTSTANDING LOCATION OFF RIDGEWAY

BAY-FRONTED LIVING ROOM

TWO BATHROOMS

DRIVEWAY TO GARAGE

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360 VIRTUAL TOUR - Superbly located between Ridgeway and Fields Park Avenue in this exceptionally sought after modern development a short drive from the M4, a bay-fronted family house offering stylish four bedroom accommodation. The property benefits from many high-spec upgrades and further features an outstanding family kitchen diner, utility room, bay-fronted living room, ground floor cloakroom, spacious hallway and landing, two bathrooms, landscaped gardens, pleasant outlook and driveway to garage.

ACCOMMODATION

Hallway

Spacious hallway with double glazed entrance door, storage cupboard, feature wood effect tiled floor and stairs to the first floor with spindled balustrade and newel post.

Cloakroom

White w.c. and pedestal wash hand basin, half tiled walls, wood effect tiled floor, inset ceiling spotlights.

Living Room 15' 9" x 12' 9" (4.80m x 3.88m)

Attractive reception room with uPVC double glazed front bay window.

Kitchen Diner 19' 9" x 11' 0" (6.02m x 3.35m)

Stylish fitted wall and base units, matching work surfaces and upstands, inset one and a half stainless steel drainer sink unit with mixer tap, four ring AEG stainless steel gas burner, integrated AEG stainless steel double oven and microwave, integrated fridge freezer, integrated dishwasher, inset ceiling spotlights, uPVC double glazed rear window, uPVC double glazed French doors to garden, wood effect tiled floor.

Utility Room

Fitted base units, matching work surfaces and upstands, integrated washing machine, Ideal gas fired combination boiler, inset ceiling spotlights.

First Floor Landing

Large landing with spindled balustrade and newel post, loft access and storage cupboard.

Bedroom 1 14' 0" x 10' 9" (4.38m x 3.27m)

uPVC double glazed front bay window, built in wardrobes.

En-Suite

White low level w.c. and pedestal wash hand basin, double shower, fully tiled walls and floor, chrome heated towel rail, inset ceiling spotlights.

Bedroom 2 12' 0" x 11' 3" (3.65m x 3.43m)

uPVC double glazed rear window, built in wardrobes.

Bedroom 3 9' 0" x 7' 6" (2.74m x 2.28m)

uPVC double glazed rear window.

Bedroom 4 9' 0" x 7' 3" (2.74m x 2.21m)

uPVC double glazed front window.



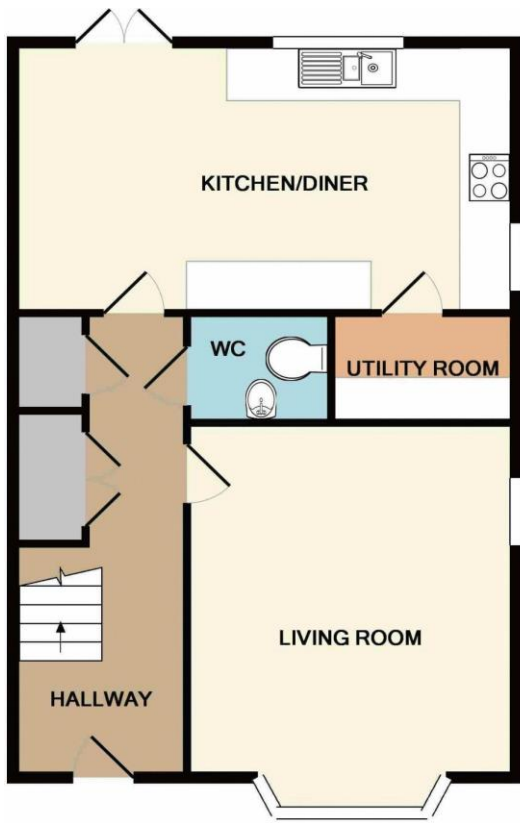
Family Bathroom

White bath, low level w.c. and wash hand basin, fully tiled walls and floor, chrome heated towel rail, inset ceiling spotlights.

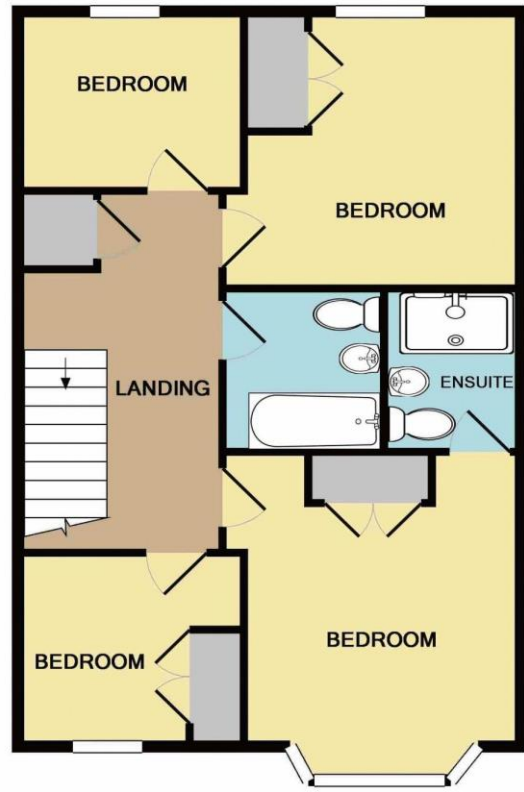
Outside

Easily maintained front garden. Driveway to garage. Superb, landscaped rear garden with lawn, outstanding paved seating area and raised decking.





GROUND FLOOR
APPROX. FLOOR
AREA 612 SQ.FT.
(56.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 612 SQ.FT.
(56.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1224 SQ.FT. (113.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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