

## 17 Anderson Place Newport



### STUNNING THREE BEDROOM DETACHED FAMILY HOME IN SOUGHT AFTER LOCATION

- BEAUTIFULLY PRESENTED DETACHED FAMILY HOME
- THREE GOOD SIZED BEDROOMS
- LOUNGE THROUGH TO DINING ROOM
- STYLISH FITTED KITCHEN WITH APPLIANCES INTEGRATED
- GROUND FLOOR WC
- LONG DRIVEWAY LEADING TO GARAGE
- IMPRESSIVE SHOWER ROOM
- BEAUTIFUL MATURE FRONT & REAR GARDENS
- CLOSE TO AMENITIES AND ROAD CONNECTIONS
- ABSOLUTELY MUST BE VIEWED TO APPRECIATE

**£315,500**

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# Anderson Place, Malpas Park, NP20 6QR

## Introduction

A rare opportunity to purchase this beautifully presented and recently refurbished detached family home situated in the sought-after Woodlands area of Malpas Park, offering three bedroom accommodation and impressive outside spaces. Amenities are close by including well regarded primary and secondary schools, local shops and bus stops as well as the M4 motorway and A4042 being within easy reach allowing an effortless commute to neighbouring cities.

The property has undergone significant improvement in recent years as well as being in excellent cosmetic order. We are advised by the vendors that the property has been rewired, the installation of a new gas boiler and new windows. Upon entering the property we are welcomed into the hallway which leads off to a through lounge/dining room, stylish fitted kitchen with integrated appliances, ground floor WC and access into the rear of the garage.

Upstairs, the landing leads off to three good sized bedrooms and a refitted shower room.

The outside is equally impressive; to the front we have a long, block-paved driveway providing ample parking, and an abundance of mature plants and shrubbery then, to the rear, a beautiful, mature, secluded garden laid to patio and lawn with various seating areas.

Viewing really is essential to appreciate the space and quality this home has to offer, further information can be found below and by viewing the photographs, floorplans and video tour;

## GROUND FLOOR

**Lounge 11'5" max x 12'11" max (3.49 max x 3.96 max)**

**Dining room 9'7" x 11'2" (2.93 x 3.42)**

**Kitchen 8'5" max x 11'0" max (2.59 max x 3.37 max)**

A stylish fitted kitchen with an array of wall and base units, integrated fridge, dishwasher, washing machine and oven with hobs and extractor fan over

**WC 3'9" x 4'3" (1.16 x 1.30)**

**Garage 8'4" x 16'8" (2.55 x 5.09)**

Featuring power and lighting

## FIRST FLOOR

**Bedroom 1 10'6" max x 13'10" (3.22 max x 4.23)**

**Bedroom 2 10'6" max x 11'0" max (3.21 max x 3.37 max)**

**Bedroom 3 7'3" max x 9'11" max (2.23 max x 3.03 max)**

**Shower room 7'3" max x 8'2" max (2.21 max x 2.50 max)**

Comprising of a WC, double shower and a sink set in vanity units

## Tenure

Freehold

## Council tax

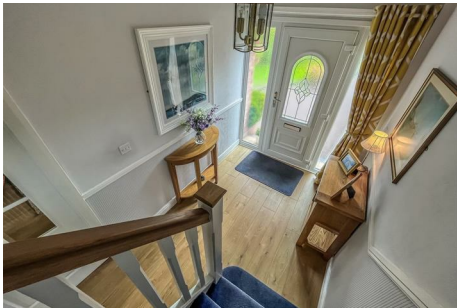
Band E

## Viewing

By prior appointment with vendors agents Nuttall Parker. Tel: 01633 212666.


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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

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

GROUND FLOOR



1ST FLOOR



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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