

34 The Coldra Newport



A SUPERB DETACHED FAMILY HOME WITH AN IMPRESSIVE REAR GARDEN

- BEAUTIFULLY PRESENTED DETACHED FAMILY HOME
- 30FT OPEN PLAN LOUNGE/DINER
- BESPOKE KITCHEN WITH INTEGRATED APPLIANCES
- GROUND FLOOR WC
- THREE GOOD SIZED BEDROOMS
- IN-KEEPING BUT RECENTLY FITTED FAMILY BATHROOM
- ATTRACTIVE BLOCK-PAVED DRIVEWAY PLUS GARAGE
- STUNNING REAR GARDEN LAID TO LAWN AND PATIO
- CLOSE TO HANDY LOCAL AMENITIES
- MUST BE VIEWED

£339,950

The Coldra, Newport, NP18 2LP

Introduction

A fantastic opportunity to acquire this beautifully presented and traditional bay fronted detached family home situated on The Coldra, Newport, just minutes from excellent amenities. Well regarded schools and bus stops are close by as well as local shops and handy road links being a few minutes away by car including the M4 motorway, A449 and Southern Distributor Road providing an easy commute to Cardiff, Bristol and beyond.

On approach to the property, you access an attractive block paved driveway which leads up to a detached single garage. Steps lead up to the front door which enters into the main entrance hallway leading off to a superb open plan lounge/dining room, fitted kitchen with integrated appliances and a ground floor WC. A grand staircase leads up to the first floor where there are three good sized bedrooms and the family bathroom which has a bath and separate shower cubicle. Outside, to the rear, double doors from the dining room lead out onto an impressive patio area with has steps up to a beautiful lawn area surrounded by lots of mature plantings and shrubbery.

Further information on what this lovely home has to offer can be found below;

The Approach

Accessed via a good sized block paved driveway providing ample parking, leading to a detached single garage with up and over door. There is an attractive and well manicured front lawn and steps up to the front door.

GROUND FLOOR

Entrance Hallway 16'5" x 7'11" (5.01 x 2.42)

An impressive galley entrance hallway which has a grand staircase off to the first floor and doors off to the ground floor rooms. Carpet flooring, plastered and papered walls, plastered coved ceiling, double radiator and uPVC double glazed double doors out to the front of the property.

WC 8'1" x 2'7" (2.47 x 0.80)

Located under the stairs, the suite comprises of a WC and a wall mounted sink. Opaque uPVC double glazed window and a newly fitted wall mounted Worcester gas combination boiler. Tiled flooring and walls, textured ceiling.

Kitchen 14'7" x 7'10" (4.47 x 2.39)

A bespoke kitchen with a range of wall and base units in dark wood with marble effect work tops. Cushioned flooring, plastered walls with tiling to splash back areas, plastered ceiling with coving and spotlights, two uPVC double glazed windows (one to the rear, one to the side), double radiator, five-ring gas hob burner with extractor over, gas oven, integrated fridge and freezer.

Lounge area 18'10" into bay x 12'6" max (5.75 into bay x 3.83 max)

Carpet flooring, plastered and papered walls, plastered ceiling with traditional cornicing, attractive stone fire surround with electric fire inset, double radiator, a large front bay with uPVC double glazed windows

Dining area 12'4" max x 12'6" max (3.76 max x 3.83 max)

Open plan to the lounge area, continued carpet flooring, plastered and papered walls, plastered ceiling with cornicing, uPVC double glazed doors with matching windows out to the rear, double radiator.

FIRST FLOOR

Landing

Carpet flooring, wood balustrades and banister, stained glass double glazed window, plastered and papered walls, plastered ceiling with coving, hatch to loft space.

Bedroom 1 (front) 15'3" max x 12'6" max (4.67 max x 3.82 max)

Carpet flooring, papered walls, plastered ceiling with coving and spotlights, two built-in wardrobes in recesses either side of the chimney breast, three fitted drawer chests, double radiator.

Bedroom 2 (rear) 15'6" max x 12'6" (4.73 max x 3.83)

Carpet flooring, papered walls, artexed ceiling with coving, two built-in wardrobes in recesses either side of chimney breast, double radiator, uPVC double glazed bay window to the rear overlooking the garden.

Bedroom 3 7'11" x 7'8" (2.43 x 2.36)

Carpet flooring, papered walls, artexed ceiling with coving, double radiator

Bathroom 9'3" x 7'9" (2.84 x 2.38)

A period style white bathroom suite comprising of a bath, shower cubicle, sink and WC. Laminate flooring, tiled walls, plastered ceiling with coving, white heated towel rail with matching vertical radiator, two opaque uPVC double glazed windows.

OUTSIDE

Rear Garden

Accessed from the dining area, you enter out onto a large patio area which also has side access out to the driveway and to the side of the garage. Steps lead up to a beautifully kept lawn area which is surrounded by lots of mature plants and shrubbery. An additional seating area can be found in the top corner which is the perfect place to relax and admire the garden.

Tenure

We are advised that the property is freehold but this should be confirmed by your solicitor prior to purchase

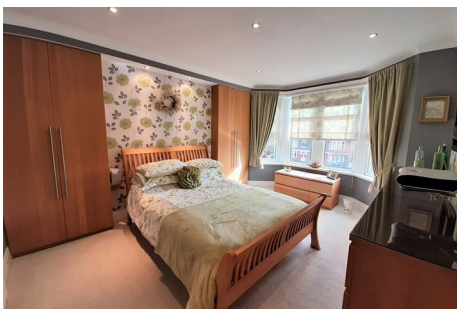
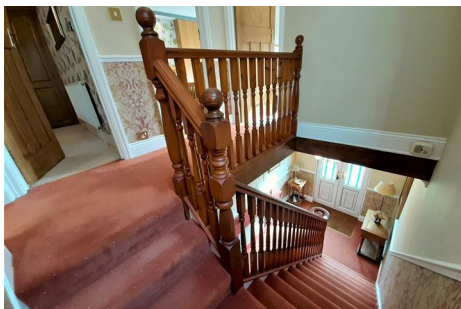
Services

All mains services are connected to the property

Viewings


By prior appointment with vendors agents Nuttall Parker. Telephone 01633 212666.

These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy themselves by inspection or other wise as to the correctness of any statements or information contained therein.




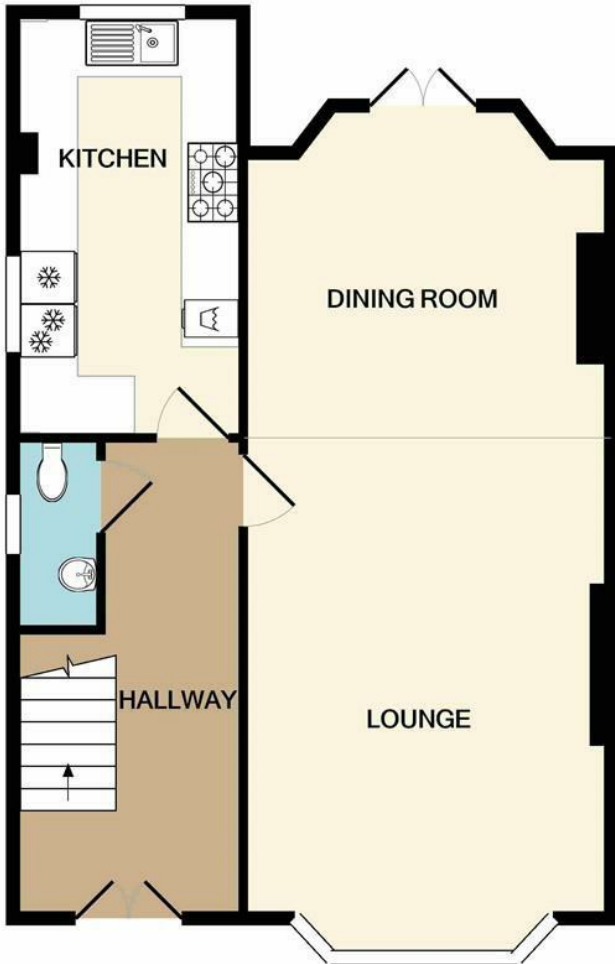


Energy Efficiency Rating

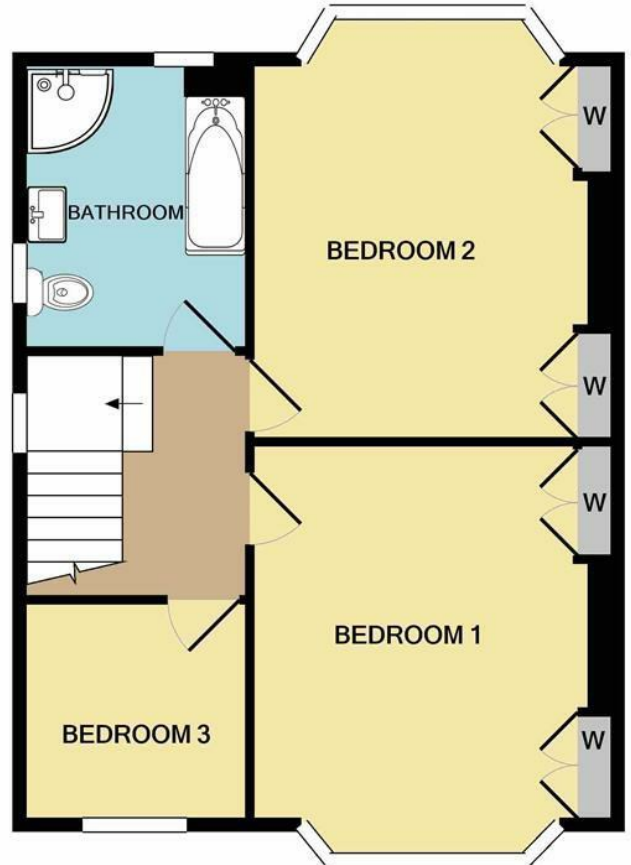
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR



1ST FLOOR

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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