

'Brooklands Farm' Landsdown Gardens Llantarnam



IMPRESSIVE FOUR BEDROOM DETACHED FAMILY HOME

- HIGHLY SOUGHT AFTER LOCATION
- SET IN EXTENSIVE GARDENS
- LARGE DRIVEWAY AND GARAGING
- ATTRACTIVE RURAL OUTLOOK
- SPACIOUS LOUNGE
- DINING/SITTING ROOM WITH FEATURE BAY
- FAMILY ROOM
- FITTED KITCHEN
- FOUR SPACIOUS BEDROOMS AND FAMILY SHOWER ROOM
- VIEWING HIGHLY RECOMMENDED

Guide Price £435,000

'Brooklands Farm', LLantarnum - NP44 3AE

Introduction

Nuttall Parker are delighted to offer for sale this exceptionally spacious four bedroom family home which is located in a highly sought residential location within easy reach of road communications and all local amenities. 'Brooklands Farm' enjoys a rural outlook and is approached via a private shared driveway and enjoys extensive parking, turning area and garaging to the front. To the rear there are lawned gardens stocked with a variety of shrubs and trees with outside pool and storage buildings.

Purchasers should note that farm builds/land to the rear of the property shares the driveway access and has a right of way across the side of the driveway. Purchasers should confirm details with their solicitor prior to purchase.

The well proportioned ground floor accommodation extends to entrance porch, large hallway, lounge, dining/sitting room with semi circular feature bay overlooking rear garden, family room, fitted kitchen, lobby and cloakroom. At first floor level there is a landing, four well proportioned bedrooms and family shower room.

This property offers a unique opportunity in this highly regarded location with the accommodation comprising in greater detail:

Ground Floor

Entrance Porch 7'6" x 4'1" (2.3 x 1.27)

Opaque UPVC double glazed entrance door with opaque UPVC double glazed side windows, feature exposed stone walls.

Hallway 19'11" x 6'10" max (6.09 x 2.10 max)

Hardwood entrance door, central heating radiator, under stairs cupboard, stairs to first floor, glazed door and side window opening to dining room.

Lounge 19'10" x 13'5" (6.06 x 4.1)

Wood block flooring, plate shelf, UPVC double glazed window to front and UPVC double glazed window to rear, feature fireplace, coved and textured ceiling, two central heating radiators.

Dining/Sitting Room 22'0" x 12'9" into bay max (6.71 x 3.89 into bay max)

Feature UPVC double glazed bay window overlooking rear gardens, UPVC double glazed French doors to patio, semi circular radiator and additional radiator, UPVC double glazed window to side, UPVC double glazed window to rear, open plan to:

Family Room 12'7" plus alcove x 10'6" (3.86 plus alcove x 3.22)

Central heating radiator, picture rail.

Kitchen/breakfast Room 13'3" x 8'8" (4.06 x 2.66)

Range of wall and base units with round edged work surfaces and tiled splash backs, inset one and half bowl resin sink with swivel mixer tap, inset electric hob with oven beneath and filter hood over, plumbing for washing machine, textured ceiling, UPVC double glazed window to front, door to:

Lobby

Glazed door to side, free standing Worcester oil fired boiler providing hot water and central heating, door to:

Cloakroom

Low level wc, wall mounted wash hand basin with tiled splash back, UPVC double glazed window to side.

First Floor

Landing

UPVC double glazed window, shelved airing cupboard, picture rail.

Bedroom 1 13'4" x 10'6" (4.08 x 3.22)

UPVC double glazed window to rear, picture rail, textured ceiling.

Bedroom 2 13'6" x 11'9" max (4.12 x 3.60 max)

UPVC double glazed window to rear, central heating radiator, picture rail, textured ceiling.

Bedroom 3 11'1" plus depth of wardrobes x 7'9" (3.40 plus depth of wardrobes x 2.37)

Central heating radiator, UPVC double glazed window to front, large wardrobes with sliding doors.

Bedroom4 9'10" x 8'6" (3.01 x 2.60)

UPVC double glazed window to rear, central heating radiator.

Shower Room 10'11" x 6'2" (3.34 x 1.88)

Non slip floor, walk-in shower with thermostatic fitting, feature wood effect panelling, pedestal wash hand basin, low level wc, central heating radiator, textured ceiling, opaque UPVC double glazed window to front.

Outside

The property is set in well proportioned gardens with large driveway and turning area to front providing excellent off road parking and access to the double and single garages. To the rear of the property there is an attractive lawned garden, patio, various shrubs and trees, out buildings and outside pool.

Purchasers should note that the land and farm buildings to the rear of the property have Right of access via the driveway.

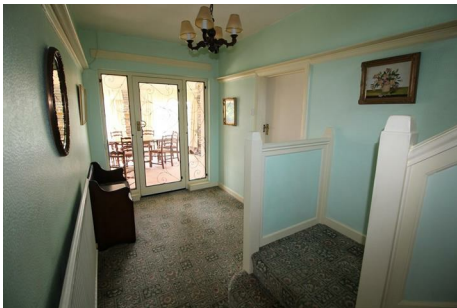
Services

This property has oil fired central heating, private drainage and mains electricity.

Viewing

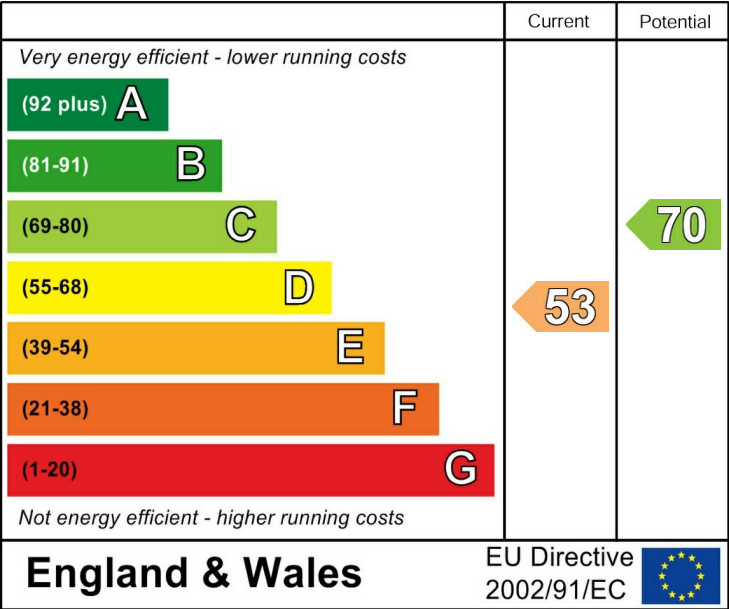
By prior appointment with vendors agents Nuttall Parker Newport Tel: 01633 212666

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

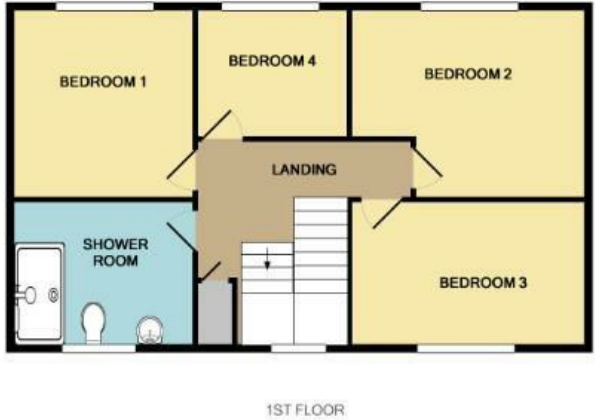
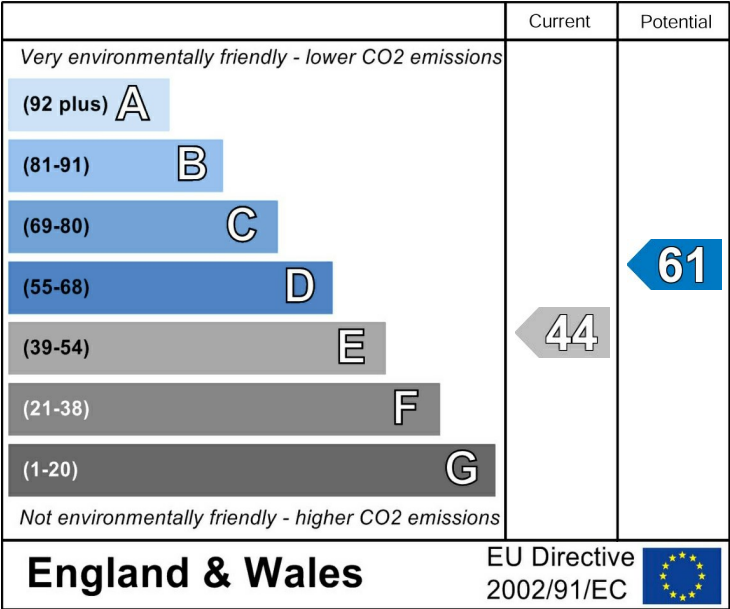




Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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.
Made with Metropix ©2019