



# NEWPORT

Offers over **£650,000**



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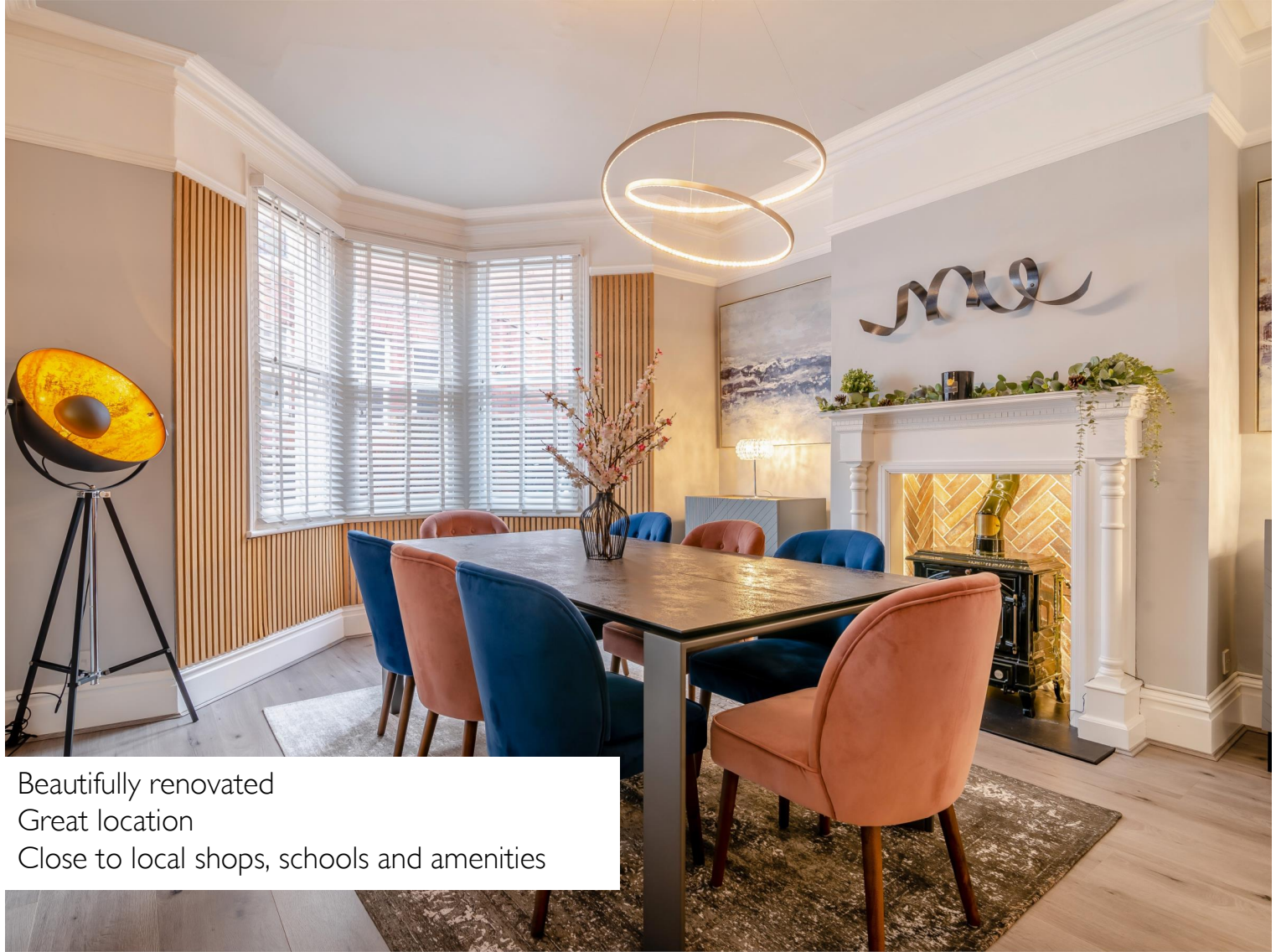
[www.archerandco.com](http://www.archerandco.com)

To book a viewing call 01633 449884



# 34 FIELDS ROAD

Newport NP20 5BP



Beautifully renovated  
Great location  
Close to local shops, schools and amenities

Steeped in history and character, this beautifully renovated five-bedroom semi-detached home, dating back to the 1800s, offers a perfect blend of period charm and modern convenience. Nestled in the heart of Newport, the property is just a short walk from the train station, town centre, local schools, and amenities, with excellent transport links to major roads.

Retaining a wealth of traditional features, including high ceilings, ornate fireplaces, original tiles, sash windows, and intricate cornicing, this home boasts spacious and versatile living throughout. The well-appointed kitchen is ideal for family life and entertaining, while the generous reception rooms provide a warm and inviting space. Upstairs, five well-proportioned bedrooms, including an impressive second floor, offer ample accommodation.

The low-maintenance rear garden provides a private outdoor retreat, perfect for relaxation or alfresco dining. A driveway to the side leads to a detached double garage, offering plenty of parking and storage. This stunning period home is a rare opportunity for those seeking space, style, and convenience in a prime location. Whether you're a growing family or looking for a characterful forever home, this property is not to be missed!





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### KEY FEATURES

- Semi detached
- Five bedrooms
- Modern kitchen & bathroom
- Utility room with WC
- Traditional features throughout
- Detached double garage





# STEP INSIDE



Step inside this stunning period home, where traditional features flow throughout, creating a sense of timeless elegance.

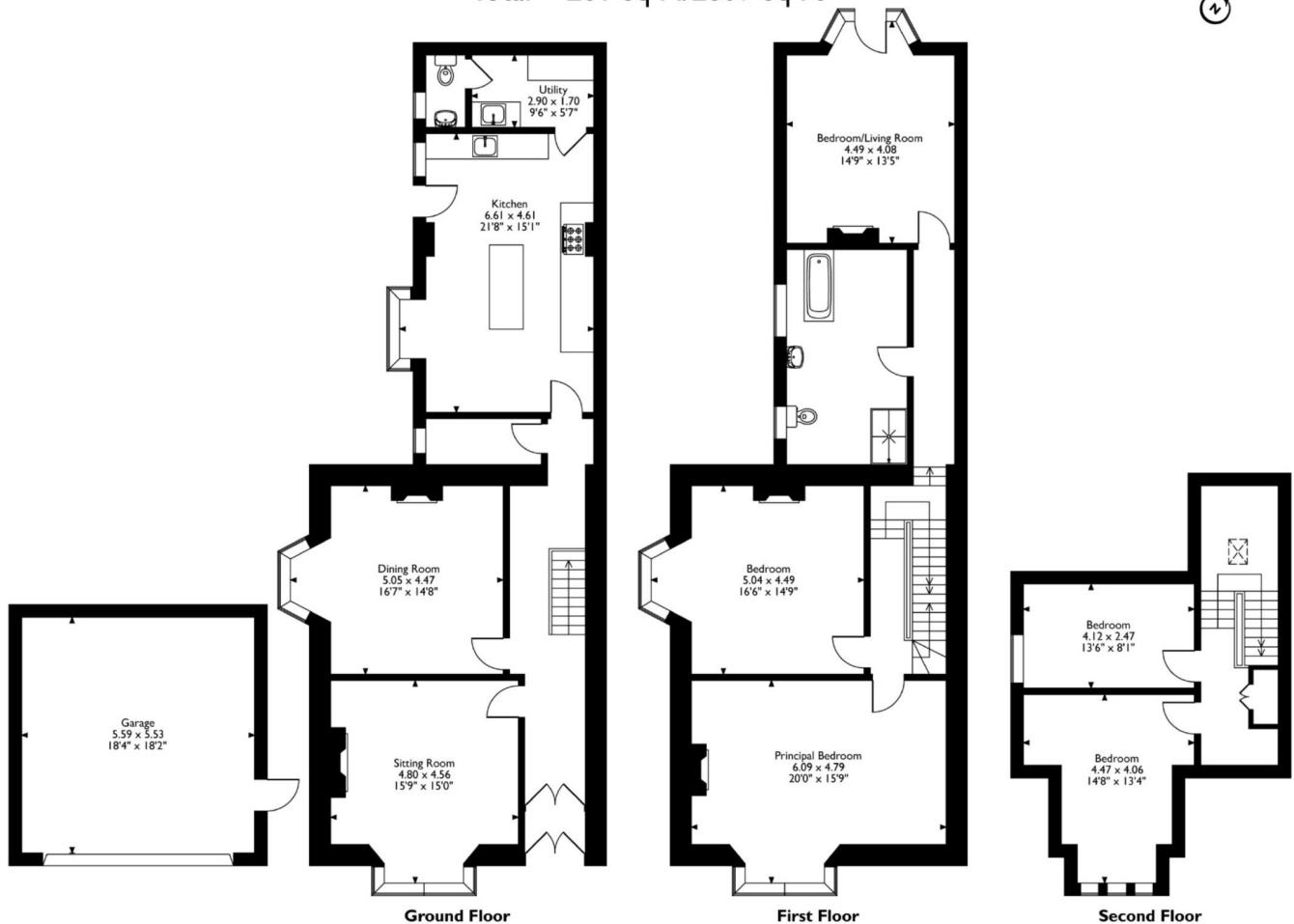
As you enter, the delightful hallway welcomes you with its high ceilings and character details.

To the left, the main lounge boasts tall bay windows, flooding the space with natural light, while the ornate fireplace adds a cosy touch. This beautifully renovated and decorated room is perfect for relaxing in style.

The next room off the hallway, you'll find the spacious dining room, featuring another bay window and a charming log burner, making it an inviting space for entertaining.

Towards the rear of the property, the impressive open kitchen is the heart of the home, complete with a central island, and stylish décor. Off the kitchen, a utility room and downstairs WC add practicality, while side access leads to the driveway.

Approximate Gross Internal Area  
 Main House = 230 Sq M/2475 Sq Ft  
 Garage = 31 Sq M/334 Sq Ft  
 Total = 261 Sq M/2809 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

On the first floor, the spacious principal bedroom is joined by a good-sized second bedroom, the main bathroom beautifully renovated with a free-standing bath and separate shower, along with an additional bedroom/third reception room with access to the rear garden.

The second-floor offers a further two bedrooms with one currently used as office space, providing versatile living options.

This home is a perfect blend of period charm and modern living, finished to an exceptional standard while retaining its traditional character.



# STEP OUTSIDE



Step outside and be greeted by a charming low-maintenance front garden, with steps leading up to the grand front door. To the side, a spacious driveway provides ample parking and direct access to the kitchen, offering everyday convenience. The detached double garage comes equipped with electric points for car charging, making it perfect for modern living. At the rear, the low-maintenance garden features a dedicated seating area, ideal for relaxing or dining al fresco. One of the standout features is the balcony built atop the garage, a fantastic space for hosting guests while enjoying elevated views. This thoughtfully designed outdoor area offers versatility, privacy, and convenience, making it the perfect complement to this elegant period home.

LEASEHOLD INFORMATION  
999 year lease from 18 March 1896  
Ground rent: £12 per annum

## INFORMATION

Postcode: NP20 5BP  
Tenure: Leasehold  
Tax Band: F  
Heating: Gas  
Drainage: Mains  
EPC: E







## DIRECTIONS

From Queensway/B4591, head southwest toward Railway Street, then take the second exit at the roundabout onto Clytha Park Road/B4591. Continue straight, passing through another roundabout, and take the second exit to stay on Clytha Park Road. After going over one last roundabout, turn right onto Fields Road, where your destination will be on the left





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	51	72
EU Directive 2002/91/EC		

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