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Little Moorbarn Broad Street Common, Nash Newport

£585,000



About the property

Little Moorbarn is a spacious family home which offers versatile family accommodation. Briefly comprises entrance porch into hallway, kitchen/breakfast room, dining room, second entrance hall, sitting room/bedroom four, lounge and utility room/WC to the ground floor. Family bathroom and three further bedrooms, master with ensuite and dressing room and second with large ensuite bathroom to the first floor. Externally the property is set in a generous sized plot with graveled driveway to the front which offers parking for approximately five vehicles with access to the garage/workshop. Further outbuildings with power and light. Private gardens with countryside views. A very convenient yet rural location making it ideal for commuting whilst enjoying a quieter location. Convenient access to the M4. Shopping and amenities located near with Spytty Retail Park and Newport City centre a short distance away. South-east of Newport.

Accommodation

Entrance Porch

Enter via a UPVC double glazed door to porch. UPVC double glazed window to side and rear elevations. Slate flooring.

Main Hallway

UPVC double glazed window to side elevation. Two radiators. Slate flooring. Stairs to first floor. Doors to utility room/WC, lounge, sitting room and dining room.

Sitting Room/bedroom Four

10' 10" x 9' 11" (3.30m x 3.02m)
UPVC double glazed windows to side and rear elevations. Radiator. Wood laminate flooring.

Lounge

14' 2" x 12' 8" (4.32m x 3.86m)
UPVC double glazed window to rear and side elevations. Two radiators. Ceramic tile flooring.

Utility Room/wc

Comprising close coupled WC, base unit with laminate worktop incorporating a sink. Plumbing for washing machine. Tiled splashbacks. Wall cupboards. Shelving. Heated towel rail. UPVC double glazed window to side elevation.

Dining Room

19' 9" x 10' 10" (6.02m x 3.30m)
Two double glazed windows to side elevation. Radiator. Ceramic tile flooring. Opaque double glazed door to side elevation. Glazed door to main hallway. Feature gas fire. Shelving.





Hallway

Ceramic tile flooring. UPVC double glazed window to side elevation. Glazed doors to kitchen and dining room. Radiator.

Kitchen/breakfast Room

16' 1" max x 11' 9" (4.90m max x 3.58m)
Fitted with a range of base units with laminate worktops incorporating two stainless steel sink bowl and drainers. Integrated dishwasher. Range oven with stainless steel splashback and cooker hood over. Wall cupboards. Tiled splashbacks. Wall mounted gas boiler. Ceramic tile flooring. UPVC double glazed window to front elevation. Opaque UPVC double glazed door to side elevation.

Landing

Doors to bedrooms and bathroom. Radiator. UPVC double glazed window to side elevation.

Bedroom One

11' 11" x 10' 10" (3.63m x 3.30m)
UPVC double glazed window to side elevation. Radiator. Open to ensuite/dressing areas



Ensuite Shower Room

Comprising shower cubicle, close coupled WC and wash hand basin set in vanity unit. Tiled splashbacks. Access to loft space. Glazed door to dressing area.

Dressing Area

UPVC double glazed window to side elevation. Hanging rails.

Bedroom Two

14' 2" x 9' 9" (4.32m x 2.97m)
UPVC double glazed window to side elevation. Fitted bedroom furniture including wardrobes and cupboards.

Ensuite Bathroom

12' 7" x 6' 10" (3.84m x 2.08m)
A spacious ensuite which comprises bath, pedestal wash hand basin and close coupled WC. Storage cupboard. Radiator. UPVC double glazed window to rear elevation. Tiled splashbacks.



Bedroom Three

16' 5" x 12' 3" (5.00m x 3.73m)
UPVC double glazed window to the front elevation with pleasant countryside views. Wash hand basin set in vanity unit with tiled splashbacks. Access to loft.

Family Bathroom

Comprising bath with Triton electric shower over and shower screen. Visibly fully tiled. Radiator and heated towel rail. Wood laminate flooring. Door to storage cupboard. Opaque UPVC double glazed window to side elevation.



Outside

Set in large gardens with a gated driveway to the front with parking for approximately five vehicles. Larger than average garage and two further outbuilding/storage sheds. The gardens are mainly laid to lawn with feature pond. Mature trees and shrubs to borders. Greenhouse and garden shed. Fence surround. Outside tap and external power point. Patio area and feature pergola to the side with raised flower beds.

Garage

26' 10" x 9' 9" (8.18m x 2.97m)
Two windows to side. Electric and lighting. Water tap. Glazed door to side.

Outbuilding 1

22' 3" x 13' 5" (6.78m x 4.09m)
Power and light

Outbuilding 2

21' 9" max x 10' 3" (6.63m max x 3.12m)
Window to front and side.

Shed/outbuilding

22' 3" x 13' 5" (6.78m x 4.09m)
Power & light









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.