



Picton Walk, offers in excess of £450,000

- Detached house
- Highly sought-after location
- Stunning open-plan kitchen
- Five bedrooms
- Two Bedrooms with en suite
- Beautifully maintained private garden
- EPC Rating: C



 5  3  2



About the property

Presenting an immaculate five-bedroom detached house, offered for sale in a highly sought-after location benefitting from excellent public transport links, reputable nearby schools, local amenities, and access to picturesque green spaces. This beautifully maintained property is ideal for first-time buyers and families alike, combining comfortable living with exceptional features.

Upon entering the home, you are welcomed by two spacious reception rooms, both filled with natural light from large windows. One reception room is enhanced by a charming fireplace, creating a cosy atmosphere perfect for family gatherings or entertaining guests.

The heart of the property is its stunning open-plan kitchen, which boasts a contemporary kitchen island, abundant natural light, and a dedicated dining space—an ideal setting for both everyday family meals and special occasions.

Each of the five double bedrooms offers generous proportions, with two featuring luxurious en-suite facilities for added privacy and convenience. The property is complemented by two modern bathrooms, providing stylish fittings and ample space to accommodate family living.

Externally, the house enjoys the benefit of a beautifully maintained garden, offering an ideal space for outdoor dining, relaxation, or play. Ample parking, along with a double garage, ensures plenty of secure storage and convenient off-street parking options.



Accommodation

Kitchen

10' 2" x 17' (3.10m x 5.18m)

Living Room

10' 7" x 20' 8" (3.23m x 6.30m)

Study

10' 3" x 12' (3.12m x 3.66m)

Bedroom 1

10' x 10' 9" (3.05m x 3.28m)

Bedroom 2

10' 8" x 12' 1" (3.25m x 3.68m)

Bedroom 3

11' x 8' 2" (3.35m x 2.49m)

Bedroom 4

13' 5" x 17' (4.09m x 5.18m)

Bedroom 5

11' 1" x 16' 8" (3.38m x 5.08m)

01633 221892

newport@peteralan.co.uk

Floorplan



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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

pa peter
alan