



SIMPLY HOMES

Newgate Street Village

Newgate Street SG13 8RA

Price Guide £950,000



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Simply Homes are delighted to bring to the market this generously proportioned three double bedroom family home set in the ever popular village of Newgate Street. This stylish and elegant property benefits from secure gated off street parking and a substantial ground floor extension incorporating an absolutely fabulous kitchen/dining/family room.

The front door opens directly onto a large, nicely shaped hallway which is well lit by a window to the front as well as multiple windows above the stairwell. From here doors lead into the utility/laundry room and the conveniently placed guest cloakroom. The living room is a good size, being over eighteen feet long, and a nice shape allowing creative furnishing and layout. Enjoying plenty of natural light from the large window to the front and benefiting from an elegant fireplace with a modern log burner providing an attractive focal point. The kitchen/dining/family room is truly impressive, architecturally, stylistically and through its sheer size. At nearly thirty five feet long and nearly twenty two feet deep, it stretches the full width of the house and occupies over half of the ground floor footprint. Absolutely drenched in natural light from the three sets of bi fold doors and the two substantial roof lights.

The staircase leads elegantly up to the large galleried landing on the first floor, again a light bright space thanks to the multiple windows to the front aspect. From here doors lead off into the three large double bedrooms and the well appointed family bathroom. All three of the bedrooms benefit from fitted wardrobes, with the main bedroom having a spacious walk in dressing area.

Secure gated access leads to a large driveway area with additional off street parking for multiple cars. The single garage provides various storage. A separate gated access opens into the rear garden, which is fully enclosed and provides non-slip decking spanning the full width of the rear, making this a fantastic space to host.







- Ground Floor -

Entrance Hallway

Cloakroom/WC

Utility Room 9'4" x 7'8" (2.86m x 2.35m)

Living Room 18'0" x 13'11" (5.51m x 4.25m)

Kitchen/Dining/Family Room 21'8" x 34'8" (6.62m x 10.59m)

- First Floor -

Landing

Bedroom One 18'2" x 10'5" (5.55m x 3.20m)

Bedroom Two 8'4" x 14'11" (2.55m x 4.57m)

Bedroom Three 9'6" x 11'10" (2.90m x 3.62m)

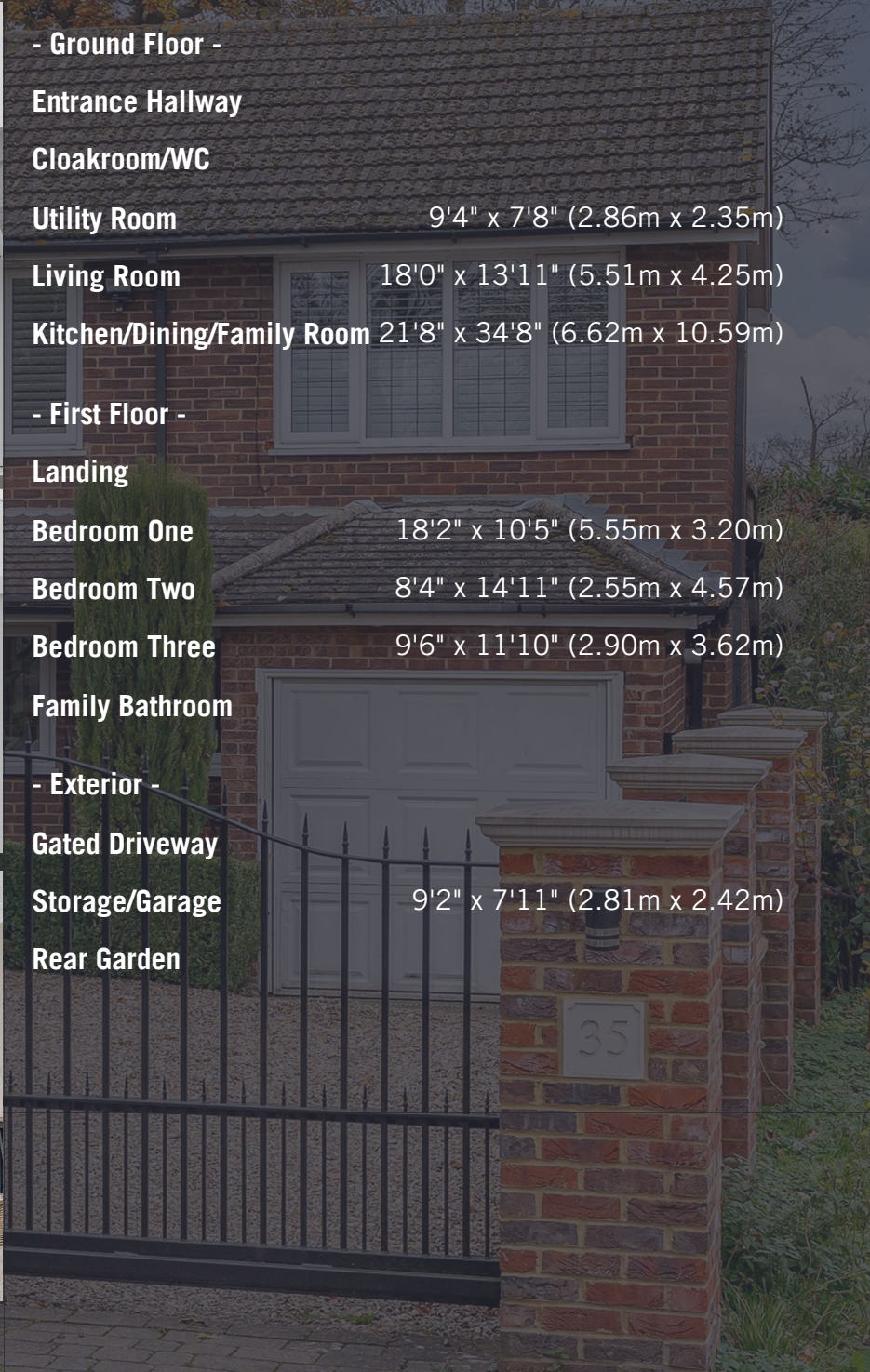
Family Bathroom

- Exterior -

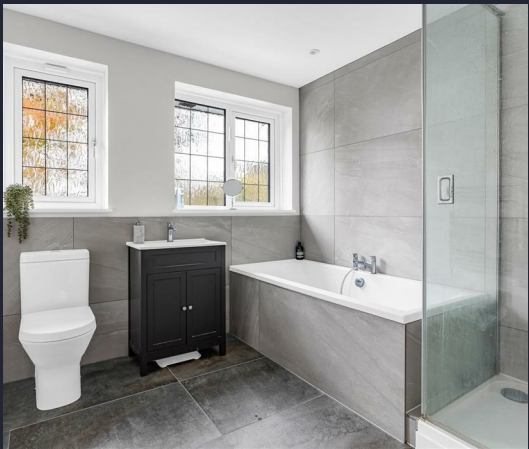
Gated Driveway

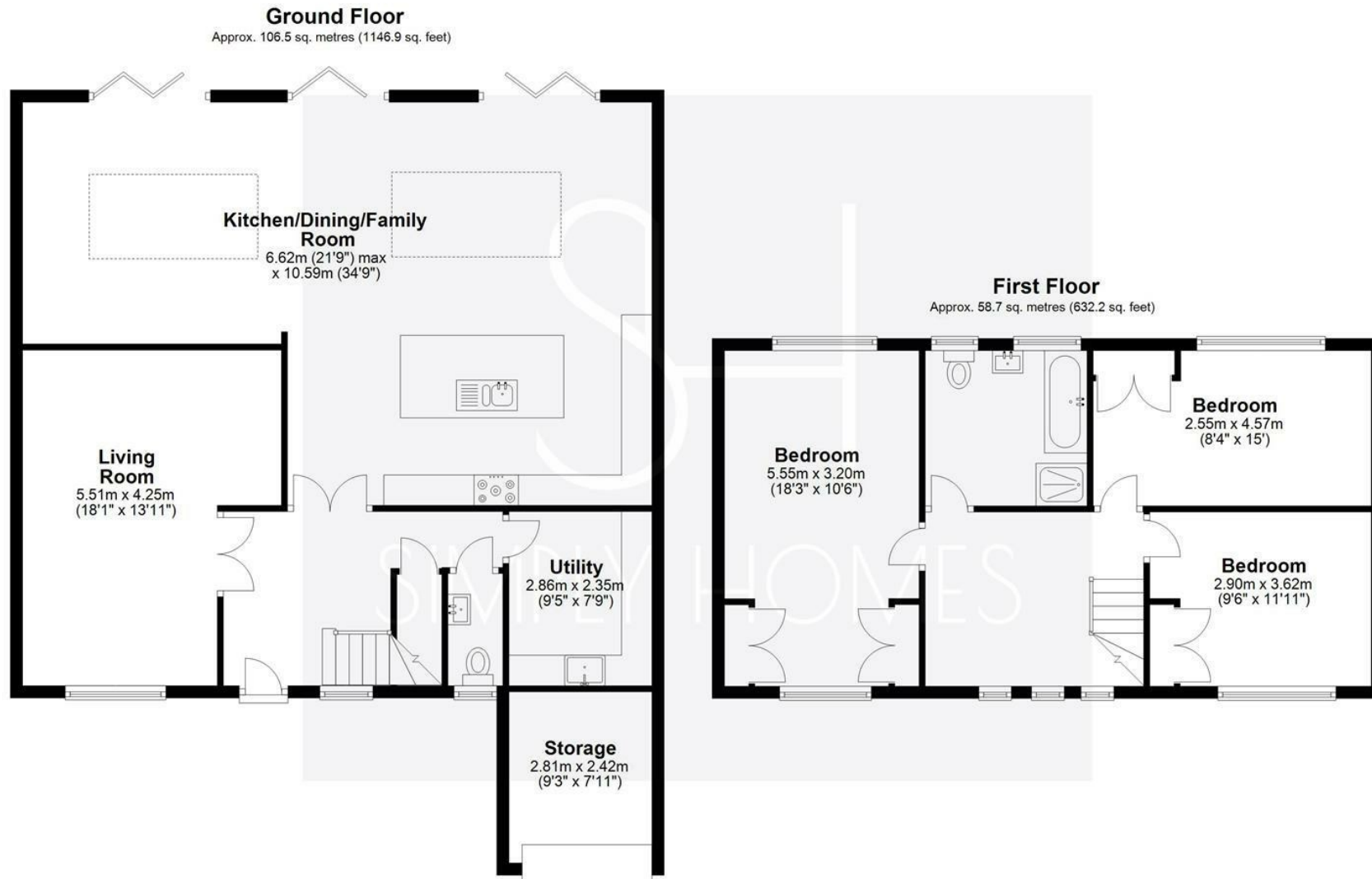
Storage/Garage 9'2" x 7'11" (2.81m x 2.42m)

Rear Garden









Total area: approx. 165.3 sq. metres (1779.1 sq. feet)





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