



## **Bramley, School Road, Newport, TF10 8LB**

**Offers In The Region Of £775,000**

A larger than average family home with features including high ceilings and large windows all contribute to a feeling of space and natural light. The generous accommodation offers the next owner complete flexibility with six double bedrooms. Outside there are wrap around gardens with excellent parking.

Bramley is one house that you need to visit to truly appreciate what is on offer.

### **Hallway**

Entering through a wooden arched doorway into a spacious hallway giving access to ground floor accommodation and stairs to the first floor, featuring a floor to ceiling UPVC window, carpeted flooring and radiator.

### **Living Room 17'9" x 11'10" (5.42 x 3.62)**

Front elevation large room, with inset UPVC bay window and further side UPVC window, TV point, radiator and central light fitting.

### **Galley Kitchen 11'9" x 5'8" (3.60 x 1.75)**

A handy extra ground floor galley style kitchen off the living room, wall units, sink and plumbing for further appliances, UPVC window and radiator.

### **Ground Floor Bedroom One 16'4" x 11'3" (4.99 x 3.43)**

Generous sized double bedroom with large UPVC bay window overlooking rear garden, with external access through rear door to back garden, radiator and central light fitting.

### **En-Suite 11'9" x 5'8" (3.60 x 1.75)**

Good sized en-suite shower room with electric shower unit, chrome towel rail, white low level flush WC and sink with vanity, UPVC obscured glass window and light fitting.

### **Dining Room 15'3" x 9'4" (4.67 x 2.87)**

Good sized room featuring a large UPVC bay window with rear views, radiator and central light fitting.

### **Kitchen 13'0" x 12'8" (3.97 x 3.87)**

Leading off the dining room a spacious kitchen with ample storage space from multiple wall and base units, designed with an L-shape section providing a breakfast bar area and plenty of work surface, integrated oven and hob, sink and drainer under UPVC window, access to rear garden via UPVC French doors.

### **Stairs and Landing**

Curved staircase with wooden banister and railings leading to large U-shaped landing featuring two storage cupboards. One cupboard housing the hot water tank.

### **Bedroom Two 17'9" x 11'9" (5.43 x 3.60)**

Generous sized double bedroom overlooking the front of the property through a large UPVC window and further UPVC window to the side of the property, two radiators and central light fitting.

### **Bedroom Three 14'4" x 11'4" max (4.37 x 3.47 max)**

Rear elevation double bedroom with a UPVC window in the side wall, built in wardrobe storage space, radiator and central light fitting.

### **Bedroom Four 16'6" x 13'8" (5.04 x 4.18)**

Currently used as a craft room, this double bedroom has vaulted ceiling with velux window and further UPVC window, two radiators and central light fitting.

### **Bathroom 11'7" x 8'0" (3.55 x 2.45)**

A generous sized room with large bath, shower unit, panel shower boards partially cover the walls, white low level flush WC, sink vanity unit, UPVC window with obscured glass and flush spotlights in the ceiling.

### **Annexe Hallway**

A separate entrance way to further living accommodation.

### **Annexe Living Room 14'2" x 13'10" (4.33 x 4.22)**

Cosy yet spacious living area with exposed beam ceiling, two UPVC windows giving front and rear views, feature fire place, wall and ceiling light fittings.

### **Annexe Kitchen**

Galley style kitchen with wall and base units, exposed beam ceiling, sink and plumbing for further appliances, oven, boiler and access to rear of the property through UPVC door.

### **Annexe WC**

Tiled room with white low level flush WC and sink, UPVC window.

### **Conservatory 9'10" x 9'2" (3.01 x 2.80)**

Curved conservatory with wooden flooring, large UPVC windows making the room bright and airy, French doors leading to rear garden.

### **Annexe Bathroom**

Ground floor shower room with glass shower unit and shower panel boarded walls. White low level flush WC and sink vanity unit, obscured glass UPVC window and wood effect linoleum flooring, exposed beam ceiling and partial tiled walls.

### **Bedroom Five 13'7" x 10'7" (4.16 x 3.23)**

Turning left at the top of the stairs, this double bedroom boasts two UPVC windows overlooking the front and side of the property, built-in wardrobe storage space, radiator and central light fitting.

### **Bedroom Six 14'0" x 13'9" max (4.28 x 4.20 max)**

Large double bedroom with front facing UPVC window, doorway to access garage roof, radiator and central light fitting.

### **Garage 17'1" x 12'7" (5.21 x 3.85)**

Large garage with electricity supply and electric door, further access via side passageway where an EV charger can be found.

## **Outside**

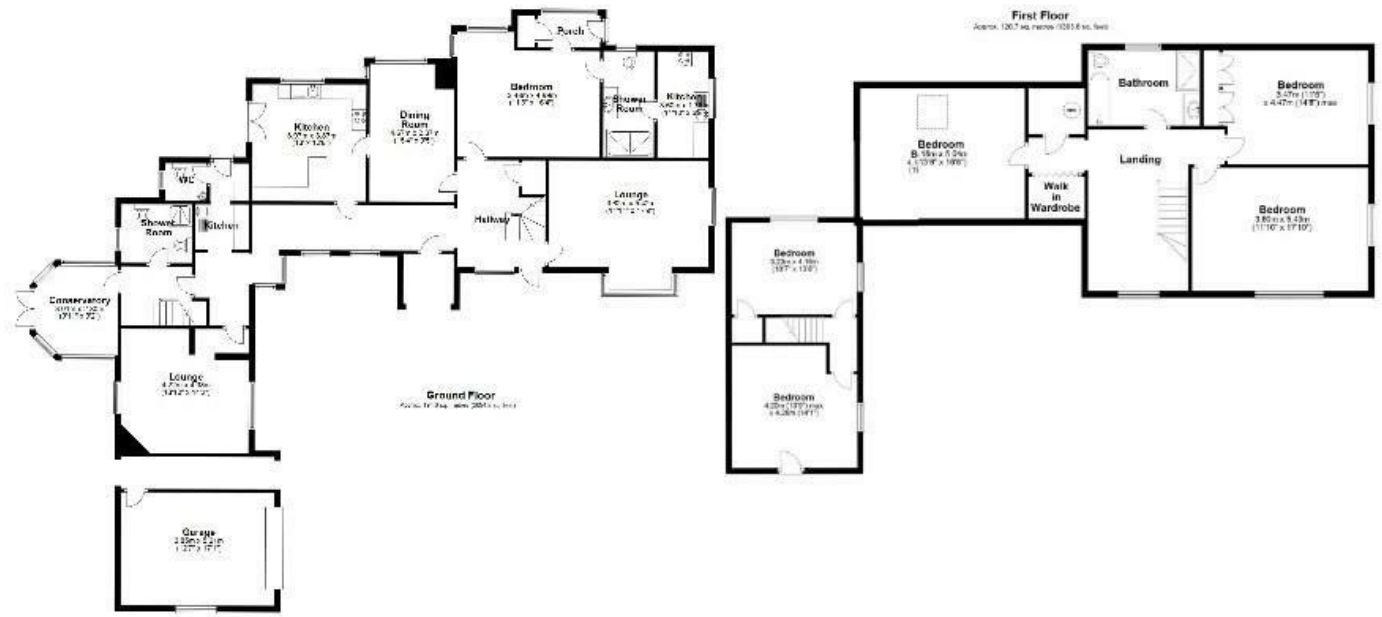
Front gravel driveway with parking for multiple cars, slabbed areas leading up to doorways, grassed areas and well-maintained hedgerows. Separate area for greenhouse. Beautifully kept private rear garden with large, grassed area, composite decking off the kitchen, established and raised borders. Solar panels located on the roof.

## **Agent Notes**

It is worthy of note that the annexe has its own front and rear entrances, with the main hallway being partitioned and doorway to the house that divides the two properties for privacy. The two are linked internally for use as a single dwelling. The solar panels service the hot water tank in the main house, the annexe has its own central heating, combi boiler and electric box. There is double glazing throughout.

Consideration should also be given to the fact that the property could easily be used as a house with a separate annexe making it perfect for a large multigenerational family or those looking to use the annexe as a potential short or long term rental.

## Floor Plan

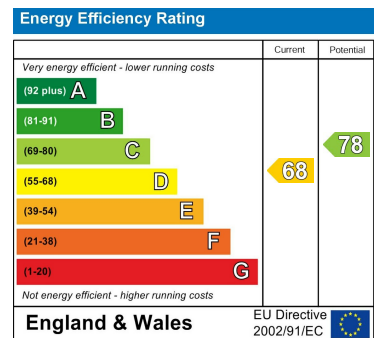


Total area approx: 32.8 sq. metres (35458.0 sq. feet)

## Area Map



## Energy Efficiency Graph



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