



11 Palisade Close, Newport, TF10 7FQ
Offers In The Region Of £315,500

This charming, detached house on Palisade Close combines modern living with practicality, making it an excellent choice for anyone looking to settle in Newport. Don't miss the opportunity to make this lovely property your own.

Front Exterior

The front exterior of the property offers a neat and attractive facade with brickwork and light cream render. A covered porch shelters the front door, while windows on either side provide natural light to the interior. The surrounding area is paved for parking and is well maintained, and a section of shrubs extend out to the righthand side.

Hallway

This welcoming hallway is bright and spacious, leading effortlessly to the living room, kitchen/diner and cloakroom. It features a neat staircase to the first floor and a convenient storage cupboard for coats & shoes.

Living Room 10'6" x 17'0" (3.21 m x 5.18 m)

The living room is filled with natural light streaming through French doors that open out to the garden, and a further, large front-facing window allows in even more light. Whilst bright and airy, it is still a cosy and inviting living room.

Kitchen/Diner 9'11" x 16'11" (3.03 m x 5.16 m)

The heart of the home is the bright and contemporary kitchen diner, which is designed to be both functional and stylish. The kitchen area features cream, wood cabinetry with wood-effect worktops and a modern tiled floor. The space is well-lit by multiple windows and has ample room for a dining table and chairs, making it ideal for both cooking and casual dining. Appliances are neatly integrated, such as an oven and gas hob, with further plumbing for a dishwasher and washing machine, and space for a standing fridge freezer.

Cloakroom

The downstairs cloakroom is spacious and practical, finished in a light colour palette with a wood effect floor. It includes a modern pedestal basin and a close-coupled toilet.

Landing

The first-floor landing connects the three bedrooms and family bathroom, maintaining a light and spacious feel throughout the upper floor.

Master Bedroom 10'7" x 12'10" (3.22 m x 3.90 m)



This good-sized double bedroom is a restful retreat decorated with a floral feature wall that adds a touch of character. It is well-lit by two windows, and benefits from a fitted wardrobe and an ensuite shower room.

Ensuite

A white, crisp, clean ensuite shower room with a large shower unit, pedestal basin and a low-level flush WC.

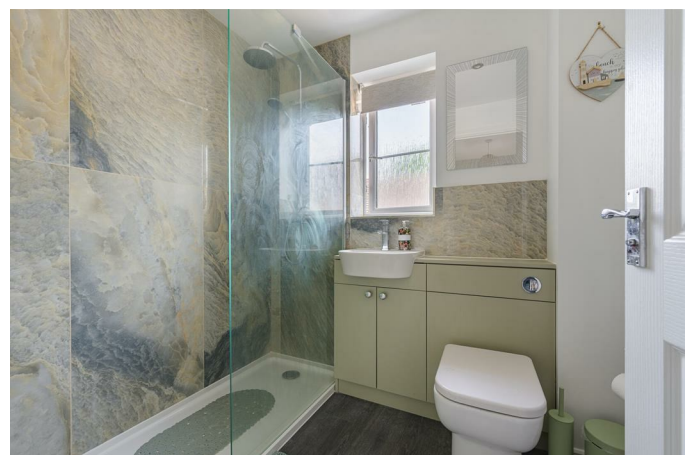
Bedroom Two 10'0" x 10'7" (3.04 m x 3.22 m)

A large and bright double bedroom overlooking the front of the property, with tasteful decoration and ample space for bedroom furnishings.

Bedroom Three / Study 10'0" x 6'1" (3.04 m x 1.86 m)

This third bedroom is currently set up as a home office but is a versatile space that could serve as a third bedroom, nursery or dressing room.

Shower Room



The family shower room is modern and stylish with a generous walk-in shower featuring large marble-effect wall tiles. It includes a vanity unit with a basin and a toilet, all arranged to maximise space and light within the room.

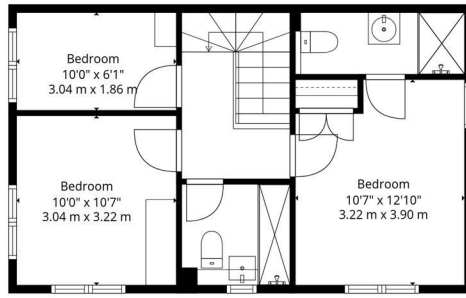
Rear Garden

A tidy and private rear garden features two paved patio areas ideal for outdoor dining and entertaining, alongside a neatly kept lawn bordered by plants and shrubs. The garden provides side access to the driveway and garage, as well as having two outdoor electric points.

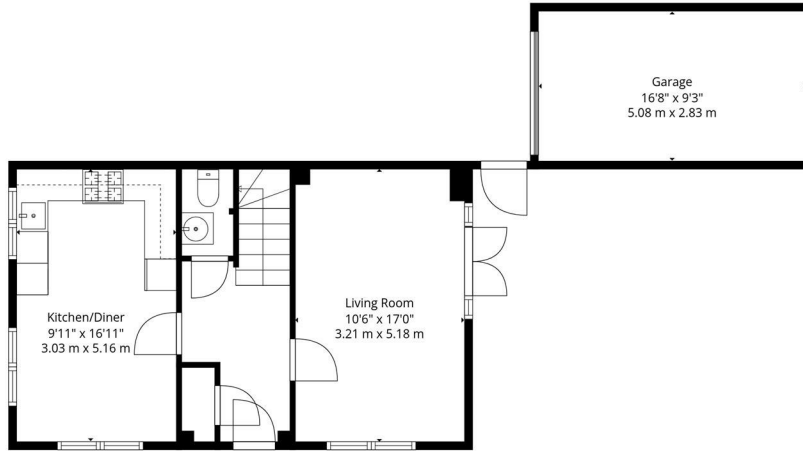
Garage & Driveway 16'8" x 9'3" (5.08 m x 2.83 m)

The detached garage sits at the side of the property, featuring a practical sized rectangular layout. It offers a covered parking option or storage space with easy access via the exterior door. The driveway offers parking for two vehicles.

Floor Plan



First Floor



Ground Floor

TOTAL: 950 sq. ft, 88 m2

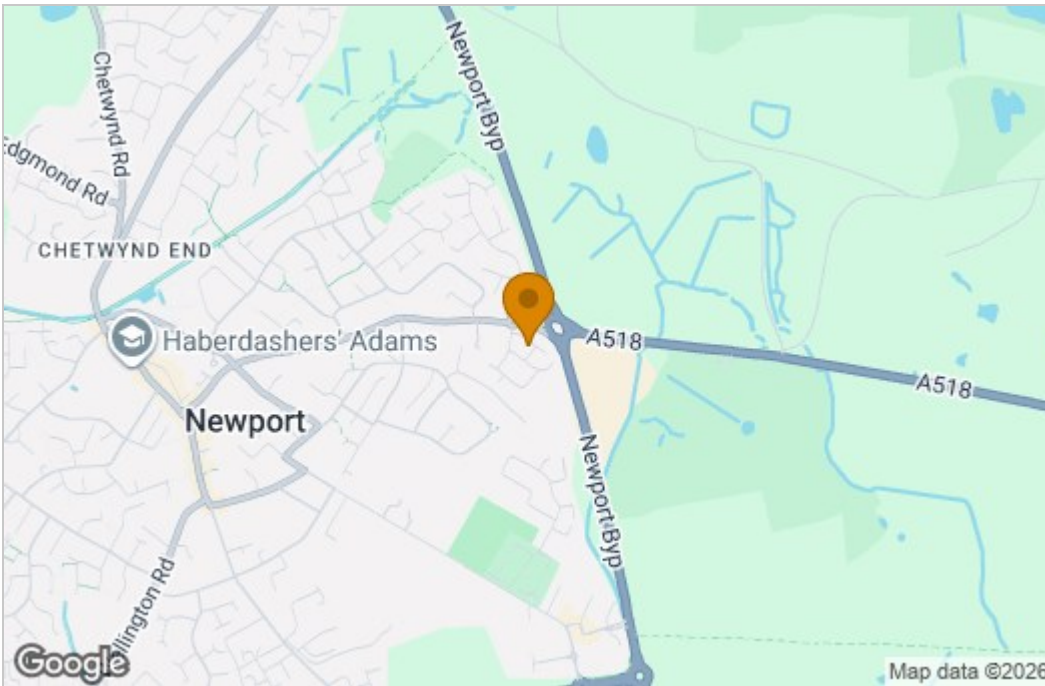
GROUND FLOOR: 475 sq. ft, 44 m2, FIRST FLOOR: 475 sq. ft, 44 m2

EXCLUDED AREAS: GARAGE: 156 sq. ft, 14 m2, UNDEFINED: 269 sq. ft, 25 m2, WALLS: 121 sq. ft, 11 m2



Measurements Deemed Highly Accurate But Not 100%. Nsw Are Not Liable And Do Not Take Any Responsibility For Any Errors, Omissions Or Mistakes In The Floorplan. Please Carry Out Your Own Measurements Before Making Any Decisions Based On Them.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		79	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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