

# Fields Park Road

NEWPORT, NP20 5BA

GUIDE PRICE £475,000



# Fields Park Road

Positioned on a handsome period street, this elegant semi-detached home offers generous accommodation arranged over three floors and retains a wealth of original character throughout. High ceilings, sash windows, tiled floors and fireplaces create a warm and inviting atmosphere, while the layout offers both flexibility and excellent natural light.

The ground floor provides a series of well proportioned reception rooms, allowing for both formal entertaining and everyday living, with the kitchen positioned to the rear opening onto the garden. The upper floors offer five double bedrooms and two bathrooms, making the house well suited to family life, guest accommodation or working from home. There is also clear potential to reconfigure the kitchen and dining space should a buyer wish to create a larger open plan arrangement.

Fields Park Road is one of Newport's most established residential addresses, located close to Allt-Yr-Yn Nature Reserve and within walking distance of Newport city centre. The area offers a wide range of amenities including independent shops, cafes, schools and leisure facilities, along with excellent road and rail connections. Newport railway station provides direct services to Cardiff, Bristol and London Paddington, making this an ideal location for commuters. The property is also within walking distance to Ridgeway Viewpoints.



# 2172.00 sq ft

## Entrance Porch

Entered via a wooden front door with an etched glass window over, allowing natural light into the porch. Period tiled flooring, coved ceiling and dado rail. A glazed wooden door with etched glass and obscure window over leads into the main hallway.

## Entrance Hall

A welcoming hallway featuring period tiled flooring, coved ceiling, arch detail and radiator. Steps lead down towards the dining room. There is a large built in storage cupboard with power and light. Doors lead to the cloakroom and living room.

## Cloakroom

Fitted with WC and wash hand basin with partly tiled walls and period chequered tiled flooring. Wall mounted gas boiler.

## Living Room

Bay window to the front aspect with wooden sash windows. Feature chimney breast with cast iron wood burning stove, slate mantelpiece, tiled hearth and exposed brickwork. Coved ceiling, ceiling rose, picture rail and radiator.

## Sitting Room

Wooden sash window to the rear aspect. Feature fireplace with slate mantelpiece, decorative tiles and tiled hearth. Stripped wooden flooring, coved ceiling, ceiling rose and picture rail. Radiator.

## Dining Room

Accessed from the hallway with a side bay window and wooden sash windows overlooking the garden patio. Period chequered tiled flooring and radiator. Door leading into the kitchen.

## Kitchen

Fitted with a range of wall and base units with work surfaces over. One bowl sink and drainer with mixer tap. Space and plumbing for washing machine, fridge and freezer, along with additional space and plumbing for stacked tumble dryer and washing machine. Space for gas cooker. Double glazed wooden windows to the rear and side along with a wooden sash window. Wood laminate flooring, radiator and split barn style wooden door leading out to the raised side patio.

## First Floor Landing

Split level landing with traditional staircase, wooden handrail and spindles continuing to the second floor. Double glazed skylight window allowing light down through the stairwell. Built in storage cupboard and walk in airing cupboard with hot water tank, shelving, wooden window to the side and radiator.

## Bedroom One

Bay window with wooden sash windows to the front aspect. Feature fireplace with slate mantelpiece and decorative tiles. Coved ceiling and radiator.

## Bedroom Two

Double glazed wooden window to the rear aspect. Stripped wooden flooring, feature fireplace with cast iron mantelpiece and radiator.

## Bedroom Three

Wooden sash window to the side aspect. Radiator.

## Family Bathroom

Four piece suite comprising a walk-in shower with glass screen and tiled walls, freestanding bath with mixer tap and shower attachment, wash hand basin with light and shaver point over, WC, radiator and heated towel rail. Wooden sash window to the rear and parquet style tiled flooring.

## Second Floor Landing

Landing with doors leading to bedrooms four and five and the second bathroom.

## Bedroom Four

Double glazed window to the rear aspect. Two radiators.

## Bedroom Five

Double glazed skylight window to the side aspect. Radiator.

## Second Bathroom

Suite comprising bath with shower mixer over, WC and wash hand basin. Part tiled walls, tiled flooring, radiator and double glazed skylight window.

## Front Garden

Traditional courtyard style front garden with brick wall, wrought iron gate, mature hedging for privacy and paved patio. Side access leads to the rear garden.

## Rear Garden

A generous tiered rear garden comprising a raised patio seating area, steps down to a lawn, further steps down to an additional lawn and a fourth tier with timber storage shed. The garden is well stocked with mature shrubs, trees and flower borders.

## Tenure and additional information

We have been advised by the seller that the property is freehold and the council tax band is G

## Disclaimer

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