



12 Ford Road, Newport, TF10 7QG

£270,000

A beautifully presented, well-loved family home on Ford Road, Newport offering three good-sized bedrooms and generous, flowing ground floor living space. Having been loved by the current owners for the last 28 years, this property speaks for itself as the perfect family home.

Hallway

A warm, welcoming entrance hallway to the home giving easy, flowing access to the ground floor living areas and the wooden staircase to the first floor.

Lounge 11'10" x 12'10" (3.60m x 3.91m)

This generous-sized lounge features a large, front-facing window that fills the space with natural light, complemented by soft wooden flooring and a charming gas, feature fireplace with a wooden mantle. The room offers a cosy yet bright space to relax or entertain guests.

Kitchen / Dining Area



The kitchen is contemporary and well-equipped, fitted with cream, gloss units and contrasting dark worktops. It features integrated appliances, including a double oven and electric hob, with tiled splashbacks adding a touch of pattern and texture. A sunken sink drainer with a flexible mixer tap and further plumbing for a dishwasher. Flowing seamlessly into the large dining area, this area is ideal for entertaining guests or for family meals, creating a sociable atmosphere with an additional breakfast bar for more casual dining. For convenience, the kitchen has a pantry cupboard and access to the garage/utility area.

Conservatory 8'9" x 10' (2.66m x 3.04m)

This bright conservatory offers a pleasant spot to enjoy views of the rear garden, featuring a carpeted floor and large windows with vertical blinds. It provides a peaceful space for relaxing or casual dining, with doors opening directly onto the garden patio area.

WC

The cloakroom offers a neat and practical space featuring a modern white WC and a compact wash basin with storage below. The room is decorated in a light, airy style with half-height panelling and a small frosted window for privacy and ventilation.

Landing

The first-floor landing is spacious and carpeted, with a large window that brings in natural light. It

connects the three bedrooms and bath/shower room, also fitted with a loft hatch that leads to a part-boarded space via the pull-down ladder.

Master Bedroom 12' x 9'9" (3.66m x 2.97m)

A large principal bedroom overlooking the front of the property through a window that allows in plenty of natural light. The room provides ample space for a double bed and further furnishings, making it a comfortable and cosy bedroom.

Bedroom Two 10'2" x 9'9" (3.09m x 2.97m)

Wonderfully bright and airy, the second double bedroom has views over the rear garden through a large UPVC window. Finished with wood flooring and ample space for furniture.

Bedroom Three 8'3" x 9'10" max (2.52m x 3.00m max)

With a clever use of space, the third bedroom features a raised bed area giving access underneath for a storage area. Whether it would be used as a bedroom, home office or nursery, the room is plenty big enough for a variety of uses.

Bathroom/Shower Room



A great sized family bathroom fitted with the luxury of a jacuzzi bath and a large separate shower cubicle. Finished with a modern white WC and pedestal basin, and decorative tiled walls with two frosted windows and a chrome heated towel rail. An added benefit of a storage cupboard that houses the boiler and water tank.

Rear Garden



The rear garden is a generous and private outdoor space with a paved patio area ideal for outdoor dining, leading onto a well-maintained lawn bordered by fencing for seclusion. A wooden shed provides useful storage, and the garden enjoys plenty of sunlight throughout the day.

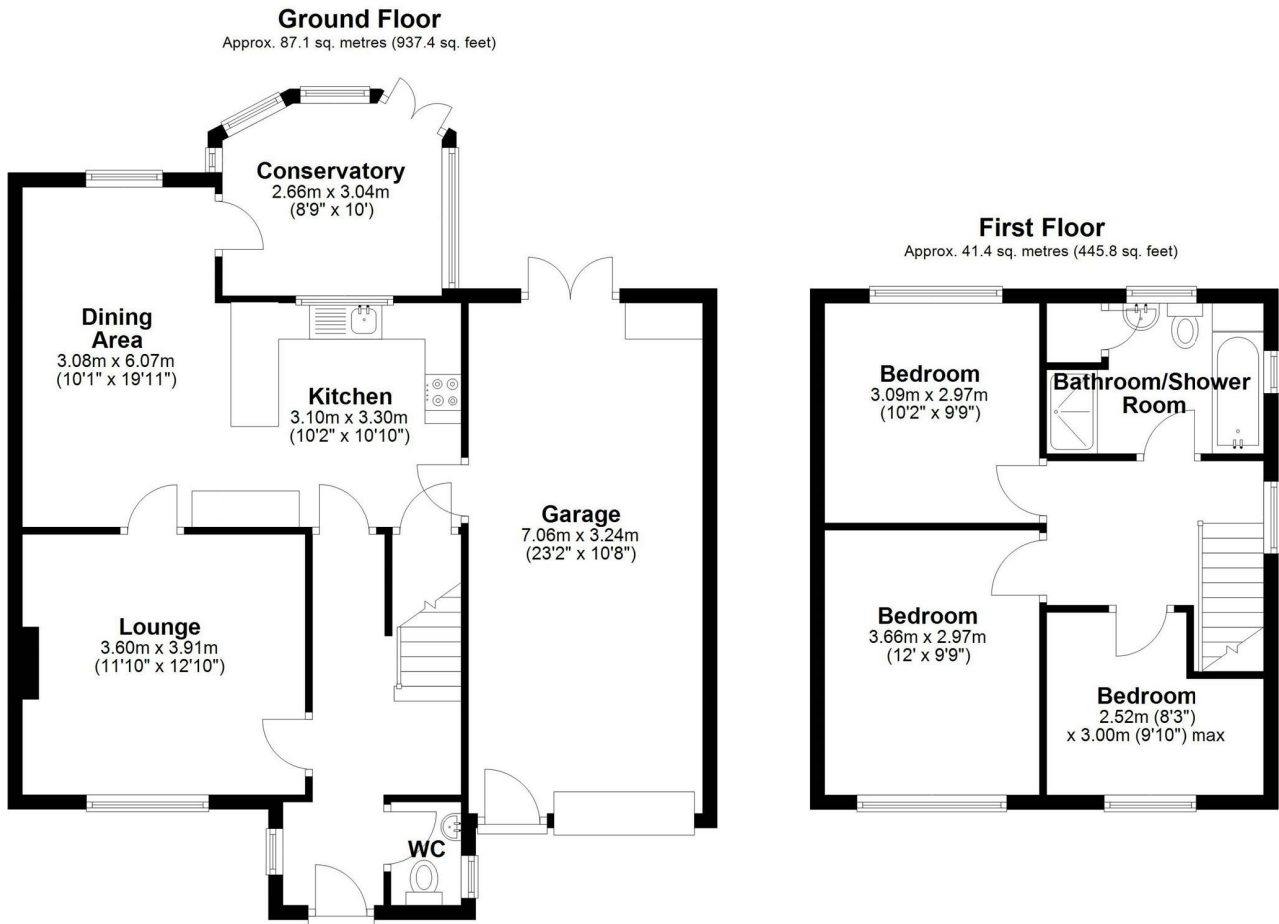
Garage 23'2" x 10'8" (7.06m x 3.24m)

The garage is spacious and accessible via an external door from the driveway. It runs the length of the side of the property, offering ample storage or parking space, accessed internally from the kitchen for convenience. The end of the garage currently serves as a utility area, with space and plumbing for a washing machine and fridge freezer, with French doors out to the rear garden.

Driveway

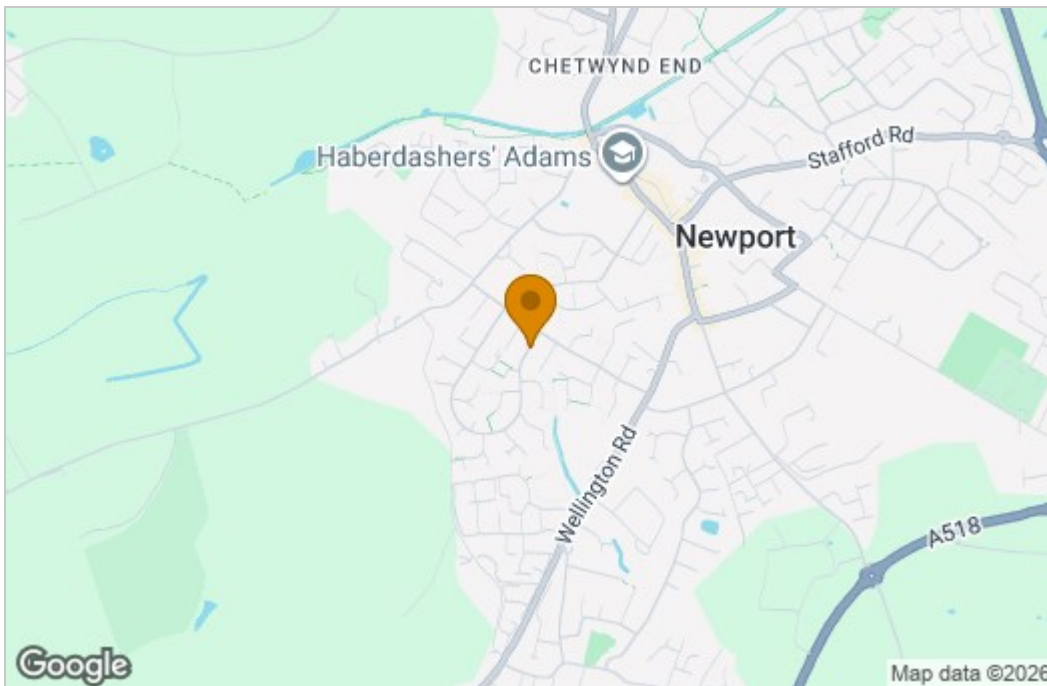
Both gravel and tarmac areas providing ample parking for multiple cars.

Floor Plan

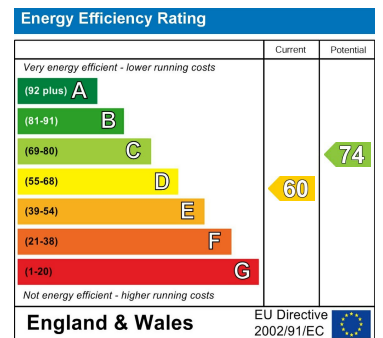


Total area: approx. 128.5 sq. metres (1383.2 sq. feet)

Area Map



Energy Efficiency Graph



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