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Summerhill Avenue, Newport

guide price £450,000

01633 746088

team@pinkmove.co.uk

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About the property

Positioned on sought-after Summerhill Avenue, this substantial semi-detached home offers spacious and versatile accommodation within walking distance of local amenities and excellent transport links.

Steps lead to a front patio, while a driveway and garage provide off-road parking.

Inside, a spacious entrance hall benefits from a useful walk-in storage area. The main living accommodation is full of character, featuring high ceilings, decorative fireplaces and original sliding doors. The generous lounge/dining room offers flexible living space, alongside an additional reception room ideal as a home office, playroom or snug.

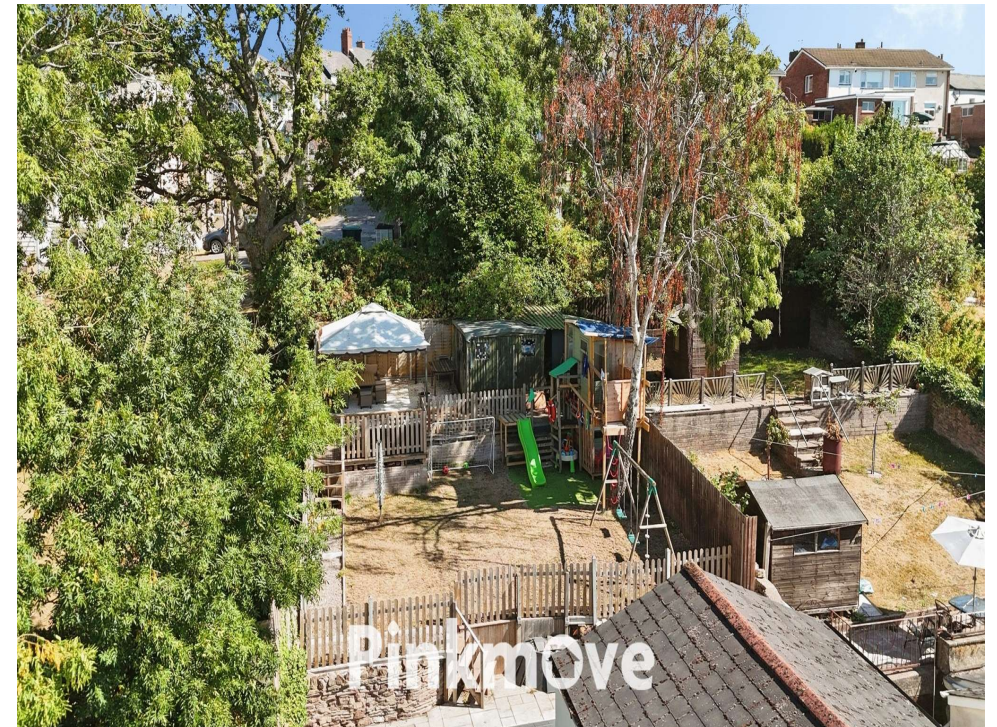
To the rear is a spacious family kitchen with separate utility room.

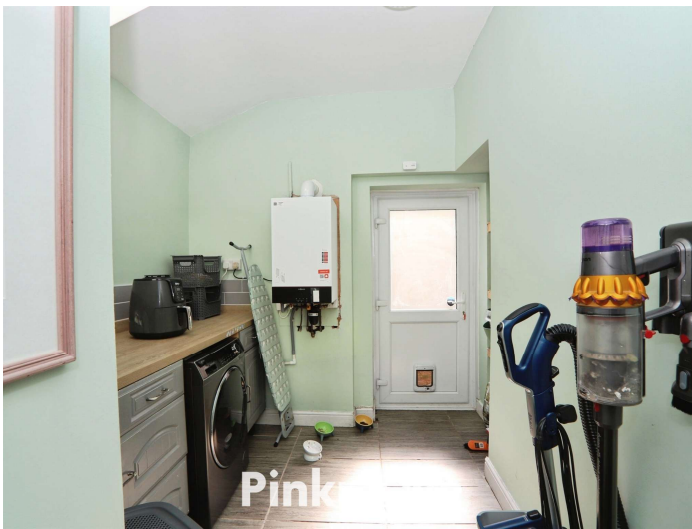
The first floor comprises three double bedrooms, a single bedroom and a recently fitted family bathroom. The front-facing bedrooms also benefit from built-in wardrobe storage.

A particular feature of the property is the additional self-contained accommodation. The basement level includes a kitchenette and shower room, while a separate annex offers a fitted kitchen and shower room, making these spaces ideal for extended family, guests or home working.

Outside, the tiered rear garden enjoys attractive views across the city and features a mix of decking, patio and lawned areas, creating a fantastic space for relaxing or entertaining.

Combining character, generous living space and flexible accommodation, this impressive home offers a rare opportunity in a popular Newport location.





Basement

21' 2" x 12' 10" (6.45m x 3.91m)

Shower Room

9' 6" x 6' 3" (2.90m x 1.91m)

Entrance Porch To Hallway

Living Room

17' 9" Max x 13' 5" Max (5.41m Max x 4.09m Max)

Lounge

14' 4" x 10' 10"

Study/ Playroom

10' 4" x 6' 3" (3.15m x 1.91m)

Kitchen

11' 6" x 11' 6" (3.51m x 3.51m)

Utility Room

7' 7" x 7' 3" (2.31m x 2.21m)

Bedroom 4

15' 1" x 9' 6" (4.60m x 2.90m)

Kitchenette

Wc

First Floor Landing

Bedroom 1

13' 9" x 13' 5" (4.19m x 4.09m)

Bedroom 2

12' 2" x 10' 10" (3.71m x 3.30m)

Bedroom 3

10' 6" x 9' 10" (3.20m x 3.00m)

Bedroom 5

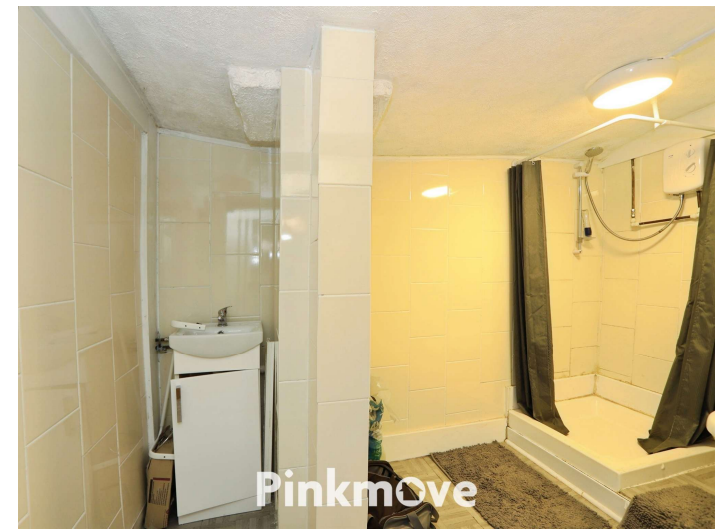
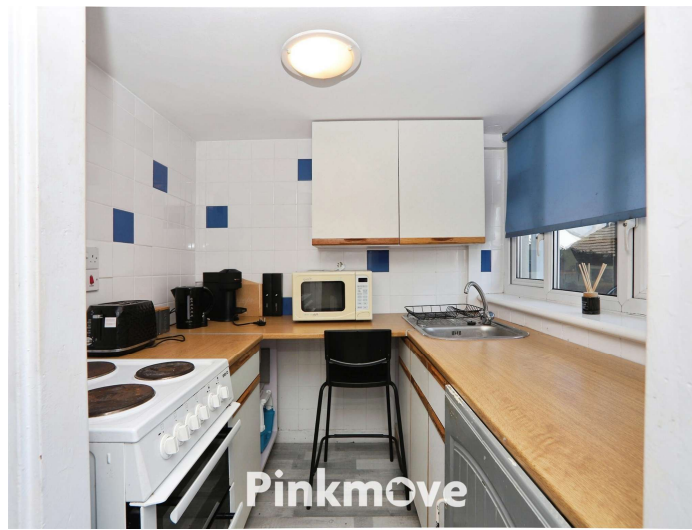
9' 6" x 5' 11" (2.90m x 1.80m)

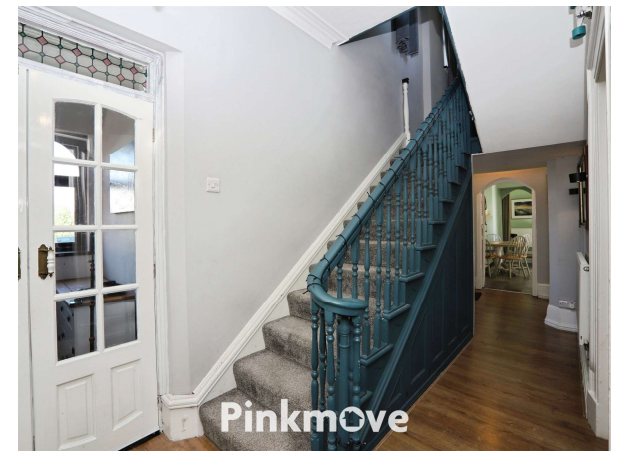
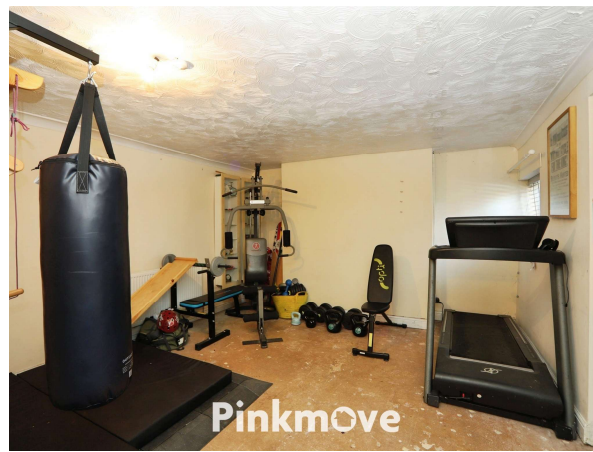
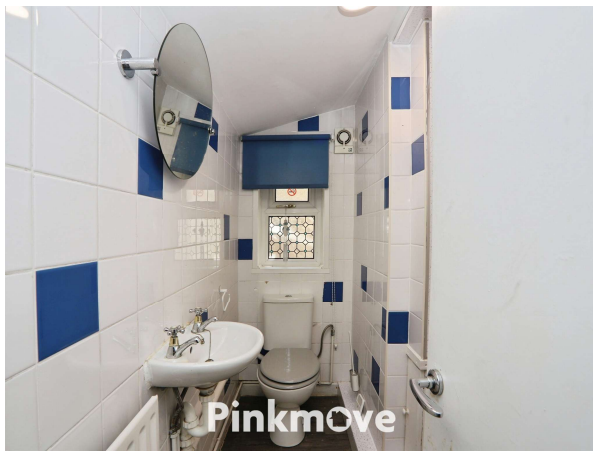
Bathroom

7' 3" x 7' 3" (2.21m x 2.21m)

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







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Total floor area 202.6 sq.m. (2,180 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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