



## Snowdrop Lane, £425,000

- Detached family home in sought after location
- Versatile converted garage - ideal as second reception, study, or fifth bedroom
- Four bedrooms
- Conservatory
- Within catchment for Rogerstone Primary and Bassaleg Secondary School
- Ideal for commuting



 4  2  2



## About the property

Tucked away in a highly desirable and tranquil cul-de-sac, this exceptional detached residence offers elegant, well considered living space perfectly suited to the needs of the modern family. Enjoying an enviable position opposite Snowdrop Woods an ancient, protected woodland, the property benefits from a beautifully natural outlook and immediate access to scenic woodland walks.

The ground floor is arranged to create a harmonious flow between living spaces. A welcoming sitting room sits to the front, while to the rear an impressive open plan kitchen and dining area extends into a light filled conservatory, forming an outstanding space for everyday living and entertaining. The kitchen is complemented by a separate utility room with direct access to the converted garage. Finished to regulation standard, this versatile room offers excellent flexibility ideal as an additional reception room, a home office, or even a fifth bedroom, lending itself perfectly to multi-generational living. A well-placed cloakroom completes the ground floor accommodation.

Upstairs, the principal bedroom enjoys the luxury of its own en-suite shower room. Three further generously proportioned bedrooms are served by a beautifully appointed family bathroom.

Externally, the rear garden provides a charming combination of terrace, decking, and lawn, creating an inviting setting for alfresco dining and family enjoyment. To the front, a double driveway affords ample off-street parking.



## Accommodation

### Hallway

### Cloakroom/Wc

### Lounge

16' 7" x 11' 5" ( 5.05m x 3.48m )

### Kitchen/Dining Room

20' 7" x 11' 10" ( 6.27m x 3.61m )

### Utility Room

### Study/Bedroom Five

16' 5" x 8' ( 5.00m x 2.44m )

### Conservatory

11' 11" x 11' 5" ( 3.63m x 3.48m )

### First Floor Landing

### Bedroom One

17' 3" max x 10' 5" ( 5.26m max x 3.17m )

### En-Suite

### Bedroom Two

10' 1" x 8' 4" ( 3.07m x 2.54m )

### Bedroom Three

8' 9" x 8' ( 2.67m x 2.44m )

### Bedroom Four

8' 11" x 8' 10" ( 2.72m x 2.69m )

### Bathroom

### Outside

01633 221892

newport@peteralan.co.uk

## Floorplan



## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

