



Whitepit Lane

Newport
£275,000



Lancasters

Fantastic - Detached period family home with large rear garden. Situated on the outskirts of Newport town the property has 3 bedrooms, and 2 receptions. Ideal location for choices of schools and only a short journey to the shops and the town. Lovely far reaching countryside views.



3 Bedroom Detached House

Storm Porch

French style doors covered porch.

Hall

From a newly installed double glazed front door - a welcoming hall opens to accommodation and stairs to the first floor. Large cupboard for storage - also houses a modern fitted gas combination boiler.

Sitting Room 12' 6" x 14' 6" (3.8m x 4.41m) into bay

A bright main reception with recently replaced upvc bay window. Feature block fire place.

Dining Room 12' 6" x 11' 8" (3.8m x 3.56m)

A rear aspect additional reception - ideal dining space, with sliding upvc patio doors onto a sunny aspect patio.

Kitchen 9' 6" x 14' 5" (2.9m x 4.4m) max

Open plan with decorative arch way from the dining room - A series of floor and wall mounted storage units with breakfast bar. Side door into the garden.

First Floor Landing

Decorative side aspect stain glass window. Loft access.

Bedroom 1 12' 7" x 14' 6" (3.83m x 4.42m)

A large master bedroom with upvc bay window - lovely far reaching views. Used by the current owners as a studio for painting - due to the wonderful natural light.

Bedroom 2 12' 6" x 10' 7" (3.8m x 3.22m)

A large rear aspect double bedroom -overlooking the garden.

Bedroom 3 8' 10" x 7' 11" (2.7m x 2.41m)

A rear aspect single bedroom.

Bathroom

Family bathroom - panelled bath w/c and basin.

Outside

The property enjoys great views due to its elevated position up on the mall at Whitepit lane -the rear garden has been arranged in a terrace style with patio, planting and hard stand for a timber shed. There are also concrete steps which climb up to the fields behind.



GROUND FLOOR
512 sq.ft. (47.6 sq.m.) approx.



1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.

TOTAL FLOOR AREA: 974 sq.ft. (90.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure: Freehold
Council: C
EPC: D



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