



106, Doulton Street, Newtown, WA10 4NY

Offers Over £235,000

*David
Davies* **D** *Collection*

106, Doulton Street, Newtown, WA10 4NY

- EPC: C
- Council Tax Band: A
- Tenure: Freehold
- Stunning Extended Semi Detached
- Substantial Rear Kitchen Extension
- Open Plan Kitchen Diner & Living With Island
- Bi-folds Opening Onto The Rear Garden
- Front Living Room & Ground Floor WC
- Modern Family Bathroom
- Three Bedrooms

Occupying a popular residential location, this outstanding three-bedroom semi-detached property has been substantially extended and transformed to create a superb family home, offering stylish and contemporary living throughout. Perfect for buyers seeking a property that has already undergone significant improvement, it provides all the benefits of an extension without the time, disruption, and expense of carrying out the work themselves.

The true heart of the home is the impressive rear extension, which has created a fantastic open-plan kitchen, dining, and living space designed for modern family life. The stunning kitchen features a large central island, luxurious quartz worktops, integrated appliances, and an excellent range of storage. A spacious dining area flows seamlessly into a comfortable seating area, creating a sociable and versatile living space ideal for both everyday use and entertaining.

Bi-fold doors flood the room with natural light and open fully onto the rear patio, effortlessly connecting indoor and outdoor living.

The ground floor also comprises a welcoming entrance hallway, a convenient WC, and a separate front living room providing a cosy retreat. Solid oak internal doors throughout further enhance the quality and finish of the property.

To the first floor, the landing leads to three well-proportioned bedrooms and a stylish modern family bathroom.

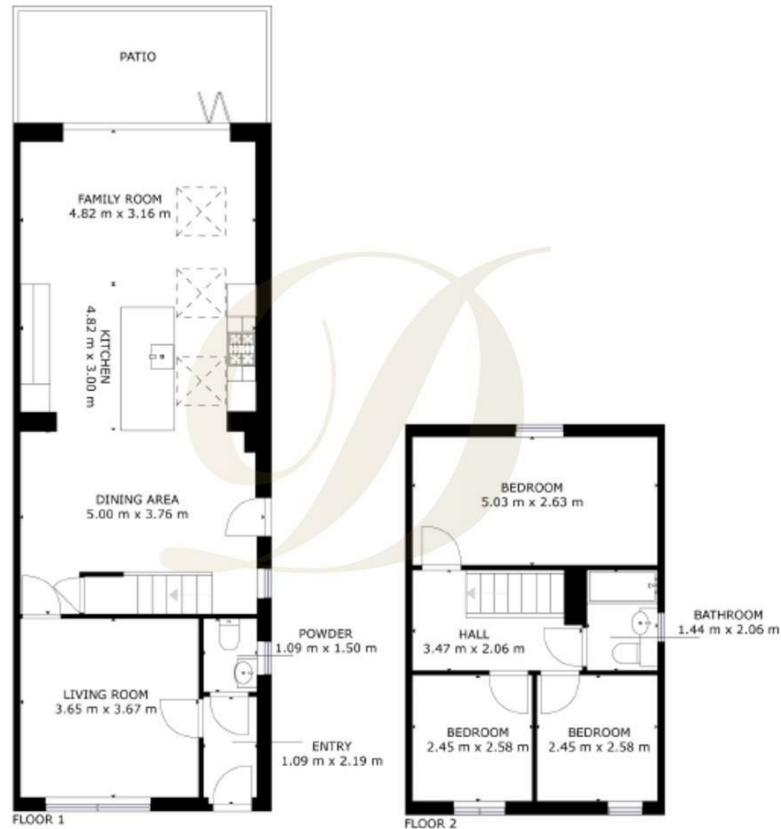
Externally, the property continues to impress with a generous rear garden. Immediately outside the bi-fold doors is a spacious patio area, perfect for outdoor dining and entertaining, whilst steps lead down to a substantial lawned garden providing plenty of space for families to enjoy.

Combining high-quality finishes, spacious accommodation, and a sought-after open-plan layout, this is a rare opportunity to acquire one of the area's standout homes. Early viewing is highly recommended to fully appreciate everything this exceptional property has to offer.

EPC: C







GROSS INTERNAL AREA
 FLOOR 1: 69 m², FLOOR 2: 38 m²
 TOTAL: 107 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Our family owned Independent Estate Agency was established in 1981 and provides a *refreshingly professional service* combining traditional values with a modern approach.

David Patrick Davies

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales				England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			

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