





**Offers in Excess of  
£400,000**

Located on the sought after modern development of Newton Leys is this five bedroom terraced family home. The property offers flexible living with accommodation set over three levels. The ground level comprises a downstairs cloakroom and a kitchen/diner with access to the rear garden. The first floor offers the front to back lounge, family bathroom and two bedrooms. The master bedroom with en suite, family shower room and two further bedrooms are on the second floor. Further benefits include a car home with gated access to the rear garden and the property is being sold with no upper chain.

# Property Description

## **ENTRANCE HALL**

UPVC obscure double glazed front door. Tiled floor, stairs rising to first floor, radiator, doors to cloakroom and kitchen/diner.

## **CLOAKROOM**

Pedestal hand wash basin with splash back tiling, low level w.c, radiator, extractor fan.

## **KITCHEN/DINER**

Double glazed window to front and rear aspect, double glazed French doors to rear aspect. Fitted with a range of wall mounted and floor standing units with work surface over, space for a fridge/freezer, space for washing machine, built in electric double oven with electric hob and extractor hood over, stainless steel one and half bowl sink with mixer tap, wall mounted boiler, space for tumble dryer, radiator.

## **LANDING ONE**

Doors to airing cupboard, lounge and family bathroom, bedroom five and bedroom three/study, stairs rising to second floor.

## **LOUNGE**

Double glazed window to rear aspect. Radiator.

## **BEDROOM THREE/STUDY**

Double glazed window to rear aspect. Radiator.

## **BEDROOM FIVE**

Double glazed window to front aspect. Radiator.

## **BATHROOM**

Obscure double glazed window to rear aspect. Radiator, pedestal hand wash basin with splash back tiling, panelled bath, low level w.c.

## **LANDING TWO**

Double glazed window to rear aspect. Access to loft space, doors to bedrooms one, two, four and shower room.

## **BEDROOM ONE**

Double glazed window to rear aspect. Radiator, door to en-suite.

## **EN-SUITE**

Obscure double glazed window to front aspect. Tiled floor, low level w.c, extractor fan, walk-in shower cubicle with splash back tiling, panelled bath with splash back tiling, pedestal wash hand basin, radiator.

## **BEDROOM TWO**

Double glazed window to front aspect. Radiator.

## **BEDROOM FOUR**

Double glazed window to front aspect. Radiator.

## **SHOWER ROOM**

Obscure double glazed window to front aspect. Low level w.c, pedestal hand wash basin, walk in shower cubicle with splash back tiling.

## **OUTSIDE**

### **CAR HOME**

Gated access, access to rear garden.

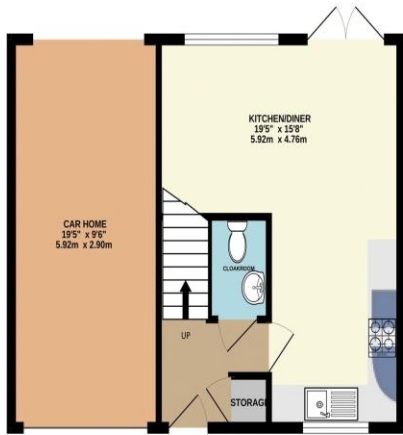
### **FRONT GARDEN**

Path to front door, security light, gated access, flower and shrub bed.

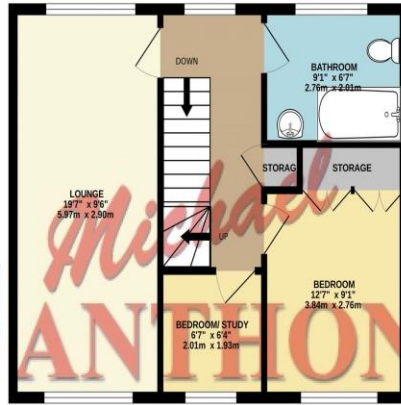
### **REAR GARDEN**

Mainly laid to lawn, outside tap, laid to hardstanding to provide off road parking, fully enclosed by timber fence panelling.

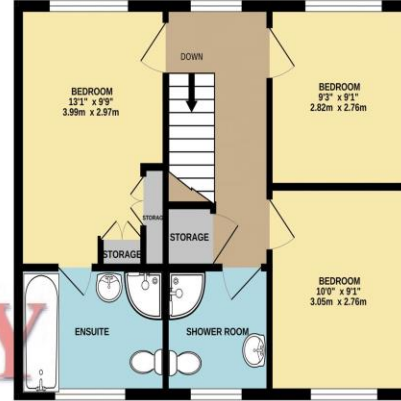
GROUND FLOOR  
488 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



2ND FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 1470 sq.ft. (136.6 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents