



**Waltwood Park Drive
Newport, NP18 2HF**

Guide Price £250,000

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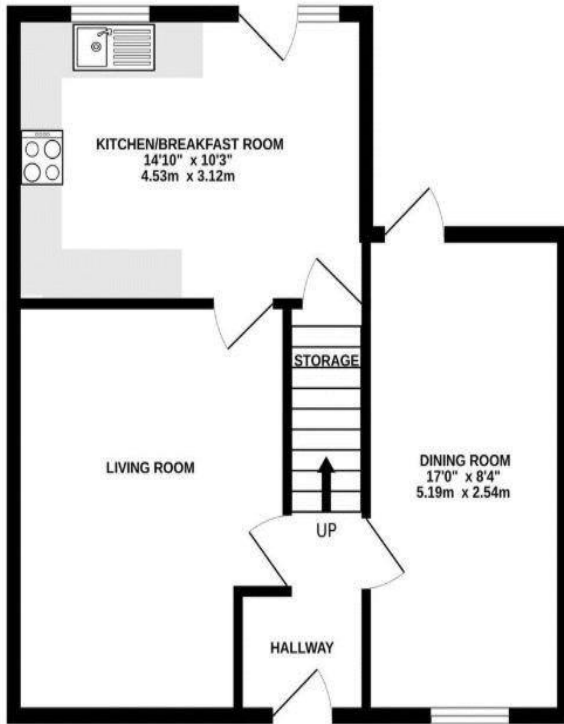
MAIN FEATURES:

- **Beautifully Presented Detached House Positioned on a Generous Corner Plot**
- **Good Size Modern Kitchen/Diner**
- **Lounge & Separate Dining Room**
- **Three Bedrooms & Family Bathroom/WC**
- **Attractive Wrap Around Garden with Feature Garden Bar**
- **Ample Off Road Parking**

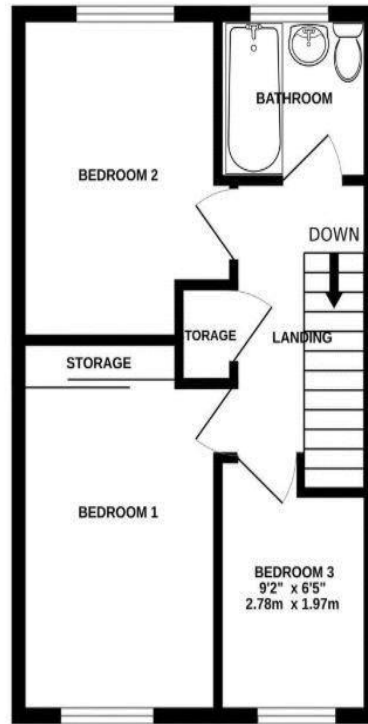
A beautifully presented detached home, positioned on a generous corner plot in the sought-after area of Waltwood Park Drive. This attractive property offers spacious and versatile living, ideal for families and those looking to enjoy a peaceful yet well-connected location. The ground floor boasts a good-sized modern kitchen/diner, perfect for everyday living and entertaining, alongside a comfortable lounge and a separate dining room providing additional space for formal gatherings or flexible use. Upstairs, the property offers three well-proportioned bedrooms and a contemporary family bathroom/WC. Externally, the home truly stands out with its impressive wrap-around garden, offering plenty of outdoor space to relax and unwind. A standout feature is the stylish garden bar, ideal for hosting friends and enjoying summer evenings.

The property also benefits from ample off-road parking. Llanmartin is a highly desirable village, offering a semi-rural feel while remaining conveniently close to Newport and major road links including the M4, making it perfect for commuters. With nearby countryside walks, reputable schools, and local amenities, this location combines tranquillity with everyday convenience—making it a wonderful place to call home.

GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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