



## 417 Malpas Road, Newport, NP20 6WB

### Guide price £400,000



One2One are delighted to present this beautifully maintained link-detached family home, offering both practicality and spacious living. The property features a versatile fourth bedroom, ideal as a guest room or additional living space, alongside three generously sized bedrooms to comfortably accommodate family life. Externally, the home continues to impress with a charming rear decking area enjoying attractive views across Newport. With ample storage throughout and a layout thoughtfully designed for modern family living, this property is an excellent choice for those seeking a comfortable and stylish home in a prime location....



## MAIN DESCRIPTION

\*\*\*GUIDE PRICE £400,000 -

£410,000\*\*\* One2One is thrilled to present this beautifully maintained link detached family home. This property is perfectly situated within walking distance of esteemed schools and local amenities, making it an ideal choice for families. Furthermore, excellent transport links to the motorway at Junction 26 provide easy access for commuters heading to Cardiff or Bristol.

Upon entering the ground floor, you are greeted with a light and bright hallway, you will find a modern fitted kitchen/dining room adorned with elegant oak work surfaces and double glazed French doors opening onto a balcony alongside the kitchen is a separate utility room that enhances practicality. The comfortable living room offers a welcoming space for relaxation, while a dedicated study area caters to those who work from home. A contemporary shower room and a fourth bedroom on this level provide flexible living options, accommodating various family needs.

Ascending to the first floor, the home boasts three generously sized bedrooms, complemented by a family bathroom, ensuring ample space for a growing family.

Externally, the property features a delightful decking area at the rear, perfect for enjoying picturesque views across Newport. The gardens to both the front and rear offer additional outdoor space for leisure and play. With the added benefits of ample off-road parking and abundant storage throughout, this property truly

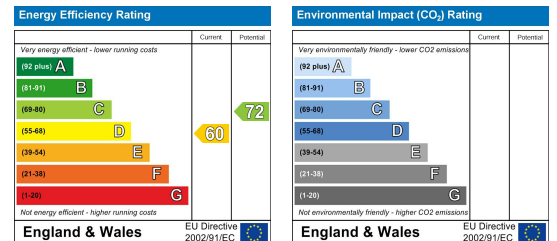
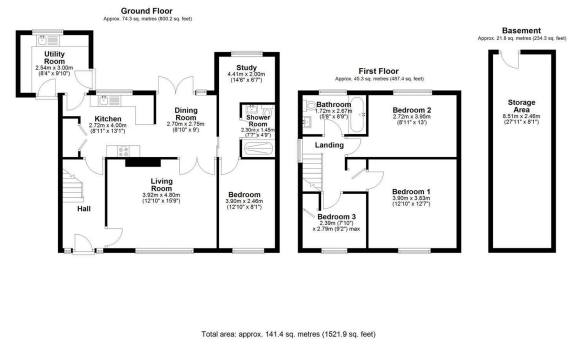
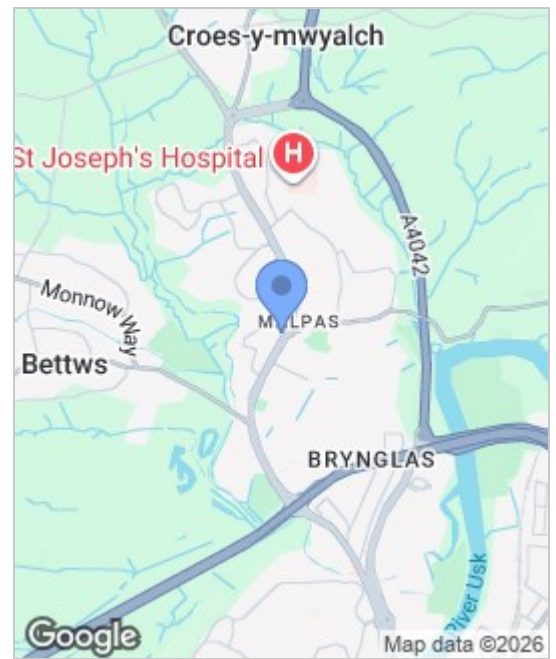
represents an ideal family home.

Do not miss the opportunity to make this charming residence your own.

TENURE - FREEHOLD

COUNCIL TAX BAND 'E'

NB: One2One Estate Agents have been advised by the seller the details pertaining to this property. It is the buyer's responsibility to determine council tax band and tenure. We would encourage any interested parties to seek legal representation and obtain professional advice prior to purchase.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.