



105 St Andrews Way, Newport, TF10 9JQ

£270,000

Located in St Andrews Way, a quiet cul-de-sac leading to a park with children's play area, in the very desirable area of Church Aston. This three-bedroom home presents a great opportunity to purchase a well-presented property with the added benefit of no onward chain.

Front Exterior

The exterior of the property is part of a semi-detached house with a mix of brick and white cladding facade. A front garden with lawn adds to the welcoming appearance, alongside a driveway providing off-street parking. Large windows allow plenty of light inside and a front door with a side panel enhances the entrance.

Living Room

This inviting living room is spacious and bright, featuring a focal fireplace with a wooden surround that adds warmth to the space. The room is finished with a stylish, modern, grey wood-effect flooring, and comfortably accommodates a living room suite, extending back to a dining area. The room is filled with natural light from a large front-facing window and French doors from the dining area into the orangery.

Kitchen

This modern fitted Wren kitchen provides ample storage space in stylish white cabinets, and plenty of worksurfaces. It includes essential appliances such as a Bosch oven and gas hob with a stainless-steel extractor hood, a sunken sink drainer and further plumbing for a dishwasher. Finished with practical black tiled flooring, marble-effect splashbacks, the gas boiler and a pantry cupboard for further storage. A window looks out into the orangery to the rear and a part-glazed doorway gives access to the side driveway.

Orangery



The orangery provides a bright and airy space, enclosed by large windows offering views across the garden and access via a part-glazed door. It is a versatile area that could serve as a playroom, gym, reading nook, or informal seating area, with the added benefit of further plumbing for convenience.

Bedroom One

A large front double bedroom with views over the front lawn area. It offers a cosy retreat yet easily accommodates a double bed and further furnishings.

Bedroom Two



A great-sized second double bedroom to the rear of the property, finished with soft grey carpeting and neutral decoration to the walls. Filled with natural light from a large window making the room feel bright and airy.

Bedroom Three

Currently used as home office, this third bedroom offers flexible living options and could serve as a guest room, child's nursery or a work-from-home space. Also with an added benefit of a built-in storage cupboard.

Bathroom

A generous family bathroom fitted with a white suite, comprising a fitted bathtub and overhead shower, a pedestal basin and low-level flush WC. A large, frosted window allows light in whilst maintaining privacy, and a modern grey, wood-effect flooring adds a touch of style.

Garden

The private rear garden offers a spacious lawn alongside a patio area and a raised seating area, perfect for outdoor dining and entertaining. With shrubbery and trees creating a private area, the garden is perfect for relaxing and enjoying the sunshine.

Garage & Driveway

Having been refurbished and the previous asbestos roofing removed, the detached garage provides outdoor storage space and an extra parking option. Accessed via the up-and-over front door, or a side door into the garden. The neatly block-paved driveway extends down the side of the property and easily houses multiple cars.

Floor Plan

