



33 Schooner Avenue, Newport. NP10 8EY
£350,000
Tenure Freehold

- SOUGHT AFTER DEVELOPMENT ON THE WEST OF NEWPORT
- WELL PRESENTED MODERN DETACHED HOUSE
- 4 BEDROOMS
- SUPERB KITCHEN/BREAKFAST ROOM WITH ISLAND
- SITTING/DINING ROOM
- CONSERVATORY
- FAMILY BATHROOM & EN-SUITE SHOWER ROOM
- GARAGE & DRIVEWAY
- LANDSCAPED ENCLOSED REAR GARDEN

69 Bridge Street, Newport, NP20 4AQ
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Situated on this popular modern development, lying within easy access of well known local schools and junction 28 M4, this well presented 4 bedroom detached home offers exceptional family accommodation, benefiting from a landscaped rear garden, driveway & garage.

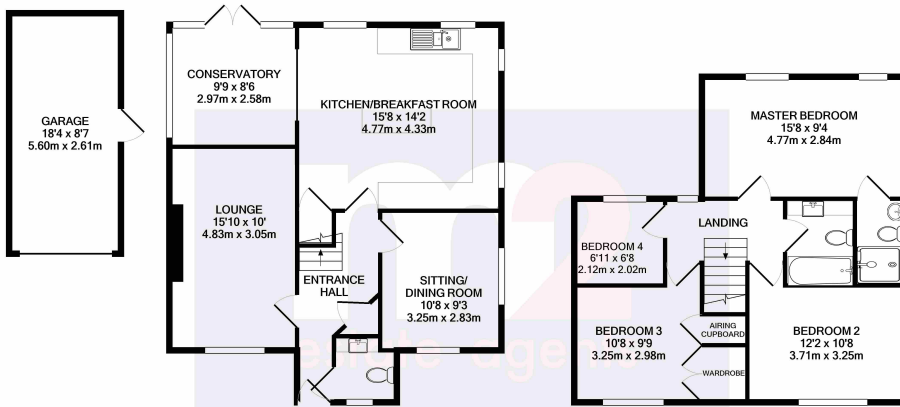
In brief the accommodation comprises: To the ground floor: An entrance hall with stairs to first floor & cloakroom/wc. A spacious lounge with entertainment wall and a separate sitting/dining room enjoys a dual aspect. The superb kitchen/breakfast room benefits from integral appliances and a central island provides a breakfast bar, an arch from the kitchen opens to a bright conservatory with French doors to the rear. To the first floor: A landing leads to 3 double bedrooms and 1 single. The master bedroom benefits from an en-suite shower room, the 2nd built in wardrobes. A family bathroom with shower over bath serves the remaining bedrooms.

Outside: To the front: An easily maintained forecourt laid with chippings, paths extend to the main entrance and side access via gate. A side driveway leads to the garage. To the rear: A landscaped garden with decked seating area leads on to a patio and level lawn, all enjoying a sunny aspect enclosed by fencing with paths laid with chippings.

Garage: Accessed via up & over door with side door to garden.

Services:

Council Tax Band:



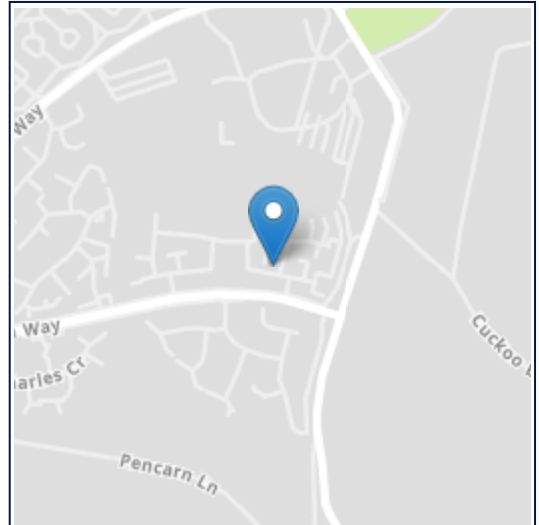
GROUND FLOOR
APPROX. FLOOR
AREA 814 SQ.FT.
(75.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 541 SQ.FT.
(50.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1355 SQ.FT. (125.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Awaiting EPC

All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

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