



£475,000
Tenure Freehold

- **SPACIOUS DETACHED FAMILY HOME**
- **4/5 BEDROOMS**
- **MULTI GENERATION LIVING**
- **LARGE KITCHEN/BREAKFAST ROOM**
- **LOUNGE OPENING TO DINING ROOM**
- **ENSUITE SHOWER ROOM & FAMILY BATHROOM**
- **UTILITY ROOM & GROUND FLOOR W/C**
- **GOOD SIZE REAR GARDEN**
- **EXTENSIVE PARKING**

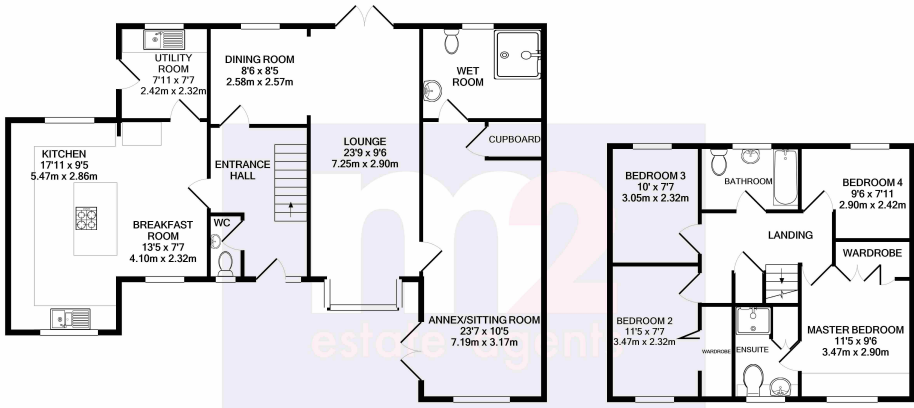
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A spacious and versatile detached family home situated in this popular village to the east of Newport close to Junction 24 of the M4 within easy access of an excellent range of shops and amenities located at nearby Spytty Park. The property offers ideal accommodation for 2 generations benefiting from a good size extension providing a ground floor bedroom/sitting room and separate wet room along with generous gardens mainly laid to lawn with seating areas. Viewing comes recommended by the agents to appreciate the well planned accommodation which briefly comprises:

To the ground floor: An entrance hall with stair case to first floor and cloakroom/wc leads to a spacious L shaped lounge/dining room with French doors to the rear and bay window to the front. Leading from the Lounge is a useful and versatile sitting room/bedroom which in recent years has been used as an annex having French doors to the front garden and a large wet room & shower to the rear.

The spacious kitchen/breakfast room is fitted with an extensive range wall & base units, integral appliances, central island with granite top, tiled floor and space for a good size table. A door provides access to the utility room and rear garden. To the first floor: The landing with large airing cupboard opens to 4 bedrooms. The master bedroom benefiting from built in wardrobes and a modern en-suite shower room, The 2nd bedroom has a large storage cupboard/wardrobe. The family bathroom is located to the rear with fully tiled walls. Outside: A shared driveway leads to a parking area for numerous vehicles. Gates provide access to the front and rear gardens. To the front is a curved natural stone seating area, enjoying a sunny aspect, leading to a garden laid to lawn and the main entrance via a canopy entrance porch. Partially enclosed by hedging & close board fencing.

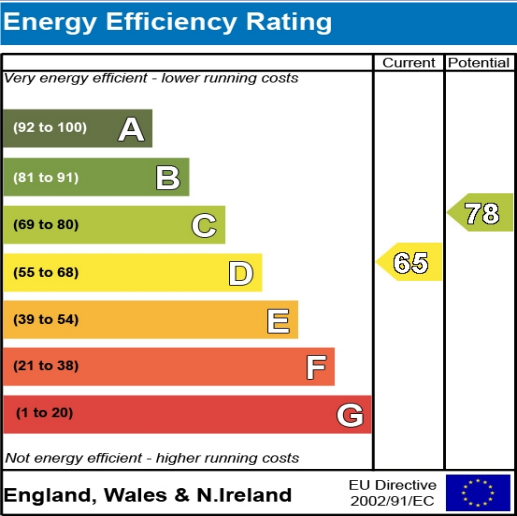
To the rear, a wide patio area enclosed by walling with central steps leading up to a good size garden laid to mainly lawn, enclosed by fencing & hedging, raised beds laid with stone.



GROUND FLOOR
APPROX. FLOOR
AREA 1058 SQ. FT.
(98.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 547 SQ. FT.
(50.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1606 SQ. FT. (149.2 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 for 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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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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