



Park Drive, Newport

Offers in the Region of £250,000

- Spacious lounge with bay window
- Driveway providing off-road parking
- Popular residential location
- Excellent transport links and local amenities nearby
- EPC Rating: D



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01633 746088
team@pinkmove.co.uk



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About the property

Situated in a sought-after residential location, this well-presented three-bedroom semi-detached family home offers generous living accommodation, a driveway providing off-road parking, and an enclosed rear garden, making it an ideal purchase for families and professionals alike.

The property is entered via a welcoming hallway with stairs to the first floor and access to the principal reception rooms. To the front of the property is a spacious lounge featuring a bay window that fills the room with natural light. The separate dining room provides an excellent space for family meals and entertaining, with French doors opening onto the rear garden. Completing the ground floor is a fitted kitchen offering an excellent range of wall and base units, ample worktop space and access to the side of the property.

To the first floor are three bedrooms, comprising two comfortable double rooms and a single bedroom that would also make an ideal nursery, dressing room or home office. The family bathroom is fitted with a white suite including bath with shower over, wash hand basin and WC.

Outside, the property benefits from a driveway to the front providing convenient off-road parking. The enclosed rear garden offers a combination of patio and lawn areas, creating an excellent outdoor space for relaxing, entertaining and family enjoyment.

Ideally located close to local schools, shops and amenities, with excellent road links for commuting.



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Accommodation

Lounge

16' 2" x 13' 1" (4.93m x 3.99m)

Dining Room

15' 11" x 10' 4" (4.85m x 3.15m)

Kitchen

15' 6" x 7' 9" (4.72m x 2.36m)

Bedroom 1

13' 5" x 10' 3" (4.09m x 3.12m)

Bedroom 2

13' 5" x 9' 2" (4.09m x 2.79m)

Bedroom 3

6' 9" x 5' 10" (2.06m x 1.78m)

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Floorplan



Total floor area 91.8 sq.m. (988 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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