



93 Forest Road, Newport
£350,000

 **Megan Baker**
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Don't always judge a book by its cover, comes to mind with this stunning family home. Its seemingly ordinary exterior belies what you find internally when you are welcomed into this bright, spacious and beautifully styled home. Two interlinking reception rooms and the very pretty kitchen with large Island- provide super entertaining spaces, whilst the rear sun room which extends beyond the kitchen, gives you a separate dining space linked to the garden. A handy downstairs utility room and separate shower room, complete the ground floor. Upstairs you have a spacious landing area giving access to three double bedrooms and chic, modern family bathroom. To the rear of the home, is a beautifully sunny garden which is partly laid to patio with lawn beyond. Vehicular access along the side of the home and round to the rear opens to a large parking area and substantial garage- making this home quite unique for the road. It's hard to believe the home is located on a main road once you are inside, so we highly recommend people see this hugely appealing home to experience it for themselves. You don't want to miss out on becoming its new owner! Freehold. Council Tax Band - C. EPC - D 66

Glazed sliding door to:

Entrance Porch:

With further entrance door to:

Entrance Hallway:

With stairs to first floor and door to:

Sitting Room:

12'8" max x 12'4" max (3.88m max x 3.78m max)

A good size reception room with UPVC double glazed bay window to front and rustic exposed brick chimney breast to one wall. Smart oak style veneer flooring, which flows through both reception rooms via a wide opening to:

Living Room:

16'7" max x 14'4" max (5.08m max x 4.37m max)

Another good sized reception room, forming the main heart of the home with large UPVC double glazed side window. An exposed brick chimney

breast with chunky wooden mantle above, houses the handsome wood burning stove. Under stairs storage cupboard and opening to:

Kitchen:

16'6" max x 9'11" max (5.03m max x 3.03m max)

A beautiful country style kitchen, fitted with glossy cream fronted units and wood effect worktops. Integrated induction hob and electric oven with extractor hood above. A central island with handy pop up sockets, provides storage to one side and seating to the other. UPVC double glazed windows to side and rear and chunky wooden stable style door leading to the dining room and opening to:

Utility Room:

9'0" max x 5'4" max (2.76m max x 1.63m max)

With space and plumbing for washing machine and space for tumble dryer as well as additional storage cupboards and worktop. Door to:





Shower Room:

8'4" max x 2'9" max (2.55m max x 0.84m max)

With UPVC double glazed windows to rear and fitted with white suite of WC; wash hand basin and shower area.

Dining Room:

12'9" max x 8'8" max (3.91m max x 2.66m max)

A lovely bright room with a large lantern skylight and bi-fold doors opening to the garden.

Stairs to:

First Floor Landing:

A surprisingly spacious landing with airing cupboard doors to:

Bedroom One:

13'4" max x 12'9" max (4.08m max x 3.91m max)

A good size double room with UPVC double glazed window to front; two good size built in wardrobes to either end of the room and a rustic exposed brick wall with fire recess. Access to loft.

Bedroom Two:

10'5" max x 8'3" (3.18m max x 2.52m)

Another double room with UPVC double glazed window to rear, overlooking the garden and fields beyond.

Bedroom Three:

9'10" max x 7'6" max (3.02m max x 2.29m max)

A third double room with UPVC double glazed window to rear, also enjoying views to the garden and beyond.

Bathroom:

11'7" max x 7'10" max (3.54m max x 2.41m max)

A very stylish bathroom with large window to side with country outlook. Fitted with white suite of WC; large wash hand basin and corner bath with rainfall shower head over.



Garden:

A pretty rear garden laid partially to decking, creating an indoor/outdoor seating area with a patio beyond. A path leads to the rear access and small area laid to lawn. Large side access gate onto public footpath, and rear access gate to:

Parking Area:

A large hard standing with space to park several vehicles.

Garage:

20'8" max x 15'7" max (6.30m max x 4.77m max)

With electric roller door, this fabulous garage is currently used as workshop, with a pitched roof and ample storage space. Power and light.

Disclaimer

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc. Any video tour has contents believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.

Arrange a viewing: Call us on 01983 280555 or email: hello@meganbakerestateagents.com

Floorplan

GROUND FLOOR
790 sq.ft. (73.3 sq.m.) approx.


1ST FLOOR
556 sq.ft. (51.7 sq.m.) approx.

TOTAL FLOOR AREA : 1346 sq.ft. (125.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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The floorplan is divided into two main sections: the Ground Floor on the left and the 1st Floor on the right, connected by a central hallway and stairs. A large yellow heart is positioned in the center, overlapping both floors. The Ground Floor (790 sq.ft.) includes a Sitting Room, Living Room, Kitchen, Dining Room, Utility Room, and a Bathroom. The 1st Floor (556 sq.ft.) includes three Bedrooms, a Bathroom, and a central Hallway. Stairs are shown with 'UP' and 'DOWN' arrows. The plan is color-coded: yellow for living areas, blue for bathrooms, and orange for utility/kitchen areas.

Energy Efficiency Rating		
	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>66</p>	<p>76</p>
<p>England & Wales</p>		
<p>EU Directive 2002/91/EC</p>		



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YOUR
HOME
IS WHERE OUR
HEART IS