

22 Scarrots Lane, Newport

£238,000

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We are delighted to offer this brand new mid terrace home which has accommodation thoughtfully designed and finished to a good specification by well respected local builders. Set right in the centre of the Island's principal town in an historic conservation area; the terrace of just three properties have an appealing design in keeping with the commercial history of the area. Clean red brickwork shows off the handsome black wood features which complement the chic black UPVC double glazed windows. The thermally efficient property is warmed by gas central heating with an underfloor system on the ground floor. The surprisingly spacious accommodation includes a well proportioned sitting room to the front and separate dining room connecting to a very smartly fitted kitchen at the rear. The kitchen is fitted with a handsome range of glossy units with fitted hob, oven and dishwasher. A handy cloakroom also sits on this level. There are two bright double bedrooms upstairs which are serviced by a freshly designed bathroom. To the rear of the home lies an area of enclosed paved garden with gated rear access to a secure communal side gate on to Scarrots Lane. Chapel Street car park is found opposite the house with a resident's permit currently costing just £238.80pa.
Freehold. Council Tax Band - B. EPC - B-84

Handsome black grained UPVC door to:

Sitting Room:
15'5" max x 12'1" max (4.7m max x 3.7m max)
A pleasant, sunny room with window to the front and attractive turning stairs with hardwood handrail to the first floor. Door to...

Inner Lobby:
Opening directly into the dining area and with a further door to...

Cloakroom:
7'4" m max x 3'11" max (2.26 m max x 1.2m max)
With WC; wash hand basin in vanity cabinet and extractor unit.

Kitchen/Dining Room:
19'3" max x 12'1" max (5.89m max x 3.7m max)
A lovely L shaped second reception room; the dining area has a glazed door with hardwood sill looking and leading into the rear garden. This space opens into the kitchen which is fitted with a smart range of warm grey units with grained oak style worktops extending into matching upstands. Stainless steel sink unit and spaces for a fridge freezer and washing machine. Integrated appliances include a slimline dishwasher; ceramic hob with black glass splashback; extractor hood and stainless steel electric oven. Window to the rear.

First Floor Landing
With access to loft and doors to:

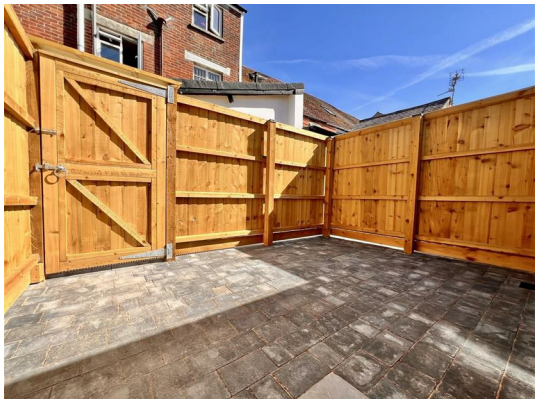












Bedroom One:

12'1" x 11'9" (3.7m x 3.6m)

A generous double room with front-facing window with an open outlook across the car park. Large built in shelved cupboard housing the Ideal Logik gas fired boiler.

Bedroom Two:

12'1" x 8'4" (3.7m x 2.55m)

A second pleasant double bedroom with a window to the rear.

Bathroom:

8'7" max x 4'11" max (2.64m max x 1.5m max)

Smartly fitted with a chic white suite shown off against sparkling quartz effect shower board. Bath with shower over and glazed screen; wash handbasin set in vanity cabinet and WC. Extractor unit.

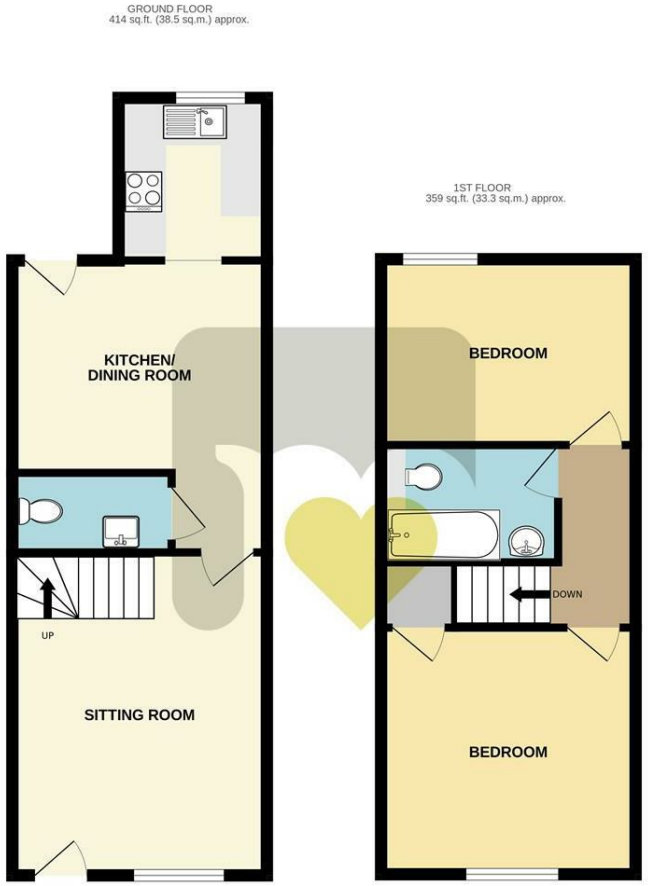
Rear Garden:

A small, but pretty courtyard garden laid to smart stone and block paving. Enclosed by good height panelled fencing and gated rear access.

Disclaimer

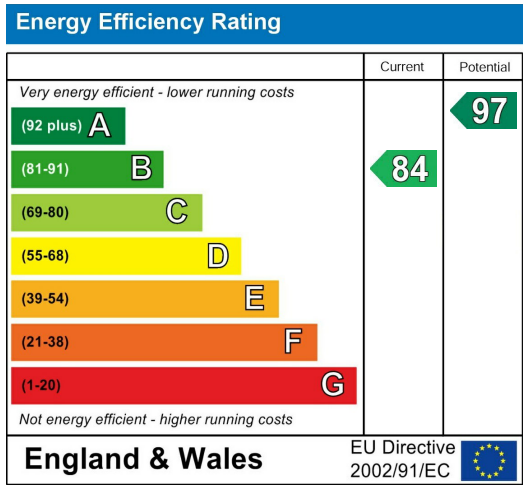
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Arrange a viewing: Call us on 01983 280555 or email: hello@meganbakerestateagents.com



TOTAL FLOOR AREA : 773 sq.ft. (71.8 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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Email: hello@meganbakerestateagents.com

Pop in for a chat

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