

299 Christchurch Road Newport



SUPERB DETACHED BUNGALOW IN SOUGHT-AFTER CHRISTCHURCH

- BEAUTIFUL DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- IMPRESSIVE KITCHEN WITH ISLAND AND INTEGRAL APPLIANCES
- LARGE SEPARATE UTILITY ROOM
- BEAUTIFULLY DESIGNED SHOWER ROOM
- GARDENS AND DRIVEWAY TO FRONT
- ENCLOSED REAR GARDEN WITH PATIO
- WALKING DISTANCE TO EXCELLENT AMENITIES
- MAJOR ROAD CONNECTIONS CLOSE BY
- NO ONWARD CHAIN

Chain Free £289,000

Christchurch Road, NP19 8BG

Introduction

A fantastic and rare opportunity to purchase this refurbished detached bungalow in the highly sought-after location of Christchurch, just minutes from excellent amenities and major road connections. Within walking distance we have shops, bus stops and well regarded schools as well as the M4 motorway and Caerleon Village being a short drive away.

The property benefits from generous room proportions, all finished to an excellent standard and a sizeable garden with newly laid elevated patio plus full new uPVC double glazing and rewire. Upon entering, we are welcomed into the hallway which leads off to two double bedrooms with large bay windows, a stylish shower room featuring a large shower cubicle and a lounge which opens up to a stunning fitted kitchen featuring a central island, integrated fridge/freezer, oven, electric hob and a dishwasher. The large utility room has plumbing for your washing machine, a sink and a new gas combination boiler.

Outside, the frontage has been widened to provide off road parking plus a lawn area surrounded by shrubbery then, to the rear, a good sized garden with a beautiful patio area accessible via double doors from the lounge/diner.

Further information on what this superb property has to offer can be found below;

Hallway

Accessed via a new composite door with side window into the hallway with contemporary oak doors opening to;

Kitchen 14'5" max x 11'10" max (4.40 max x 3.63 max)

Featuring integrated appliances to include a Lamona Fridge/freezer, Hotpoint electric oven and matching electric hob, Hotpoint dishwasher. The central island measures approximately 2.00m x 0.94m and has a lower recess to allow for breakfast stools.

Lounge/diner 14'4" (into bay) x 12'1" (4.39 (into bay) x 3.70)

Large bay window and French doors leading to patio and garden

Utility room 12'0" x 6'3" (3.67 x 1.91)

Space and plumbing for washing machine, sink with drainer, wall mounted gas combination boiler and a side door leading outside

Bedroom 1 13'5" (into bay) x 12'0" max (4.11 (into bay) x 3.66 max)

Bedroom 2 13'5" (into bay) x 12'0" max (4.11 (into bay) x 3.66 max)

Shower room 8'7" x 6'7" (2.63 x 2.02)

A beautifully designed shower room featuring a large 2m shower cubicle with rainfall shower (plus hand shower), WC and sink set in vanity unit

Tenure

Freehold

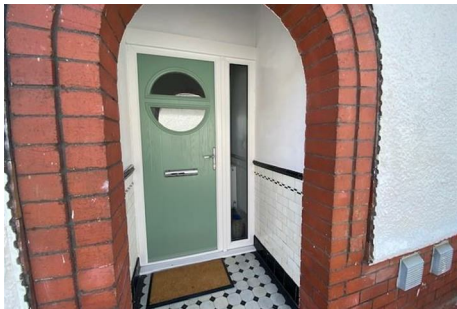
Council tax

Currently an E although this may be subject to change, ask the agent for details regarding this.


Viewing

By prior appointment with vendors agents Nuttall Parker. Tel: 01633 212666.


These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	84
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

GROUND FLOOR

