

## 3 Fosse Close Newport



### IMMACULATELY PRESENTED THREE BEDROOM DETACHED FAMILY HOME

- EXCELLENT POSITION CLOSE TO AMENITIES AND ROAD LINKS
- SPACIOUS LOUNGE
- DINING ROOM OPENING TO CONSERVATORY EXTENSION
- LARGE FITTED KITCHEN/BREAKFAST ROOM
- UTILITY ROOM AND TILED WC
- THREE SPACIOUS BEDROOMS
- LUXURY REFITTED BATHROOM
- CLOSE TO AMENITIES AND ROAD LINKS
- EXCELLENT OFF ROAD PARKING AND SINGLE GARAGE
- VIEWING ESSENTIAL

**£310,000**

## **Introduction**

A fantastic and rare opportunity to purchase this spacious and immaculately presented detached family home situated conveniently near to excellent amenities and major road connections on the popular East side of Newport. Within walking distance we have well regarded primary and secondary schools, bus stops and Spyty Retail park where there are an array of shops and eateries. The A48 is just around the corner which effortlessly connects to the M4 motorway providing an easy commute to Cardiff, Bristol and beyond.

The property is well proportioned throughout and offers modern facilities and contemporary décor. Upon entering, we are welcomed into the hallway which leads off to a front lounge, dining room, conservatory and a WC, with the heart of the home being a stunning open plan kitchen/dining area with adjoining utility room. Upstairs, we have three good sized bedrooms and a modern family bathroom featuring a bath and separate shower cubicle.

Outside, the frontage offers a well manicured garden and a driveway leading to a detached single garage. A side gate leads around to the rear of the property which has a lovely private patio area and flat lawn including a store shed.

Further information on what this lovely home has to offer can be found below, although a viewing is essential to appreciate fully;

## **GROUND FLOOR**

**Outer Porch 7'5" x 6'9" (2.27m x 2.07)**

**Hallway 10'2" x 5'10" (3.12m x 1.80)**

**WC 5'10" x 2'8" (1.80 x 0.82)**

**Lounge 14'0" x 13'6" (4.29m x 4.14m)**

**Dining Room 12'2" x 12'0" (3.73m x 3.67m)**

**Conservatory 8'11" max x 9'3" max (2.74 max x 2.82 max)**

**Kitchen/Breakfast room 15'6" x 12'2" (4.73m x 3.71m)**

A stylish high gloss kitchen featuring a range of wall and base units and breakfast bar, integrated dishwasher and space for a range oven and American fridge/freezer

**Utility Room 6'8" x 6'3" (2.05m x 1.93m)**

Space and plumbing for washing machine, Baxi combination boiler

## **FIRST FLOOR**

**Bedroom 1 12'2" x 12'0" (3.73m x 3.66m )**

**Bedroom 2 13'5" max x 12'3" max (4.10 max x 3.74 max)**

**Bedroom 3 9'11" max x 7'10" max (3.04 max x 2.40 max)**

**Bathroom 7'9" x 5'11" (2.38m x 1.82m)**

A modern and recently fitted bathroom suite comprising of a sink, WC, bath and shower cubicle.

## **Outside**

To the front of the property there is an attractive garden with pathway to covered porch and well proportioned gated driveway providing good off road parking and access to the single garage.

To the rear there is a large feature patio and level lawned garden with fenced and hedged boundaries.

## **Tenure**

Freehold

## **Viewing**

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

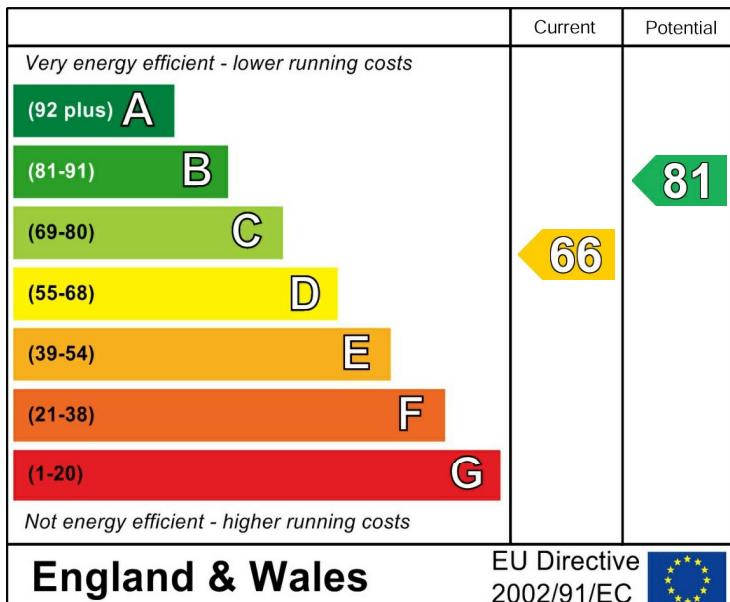
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## **Council tax**

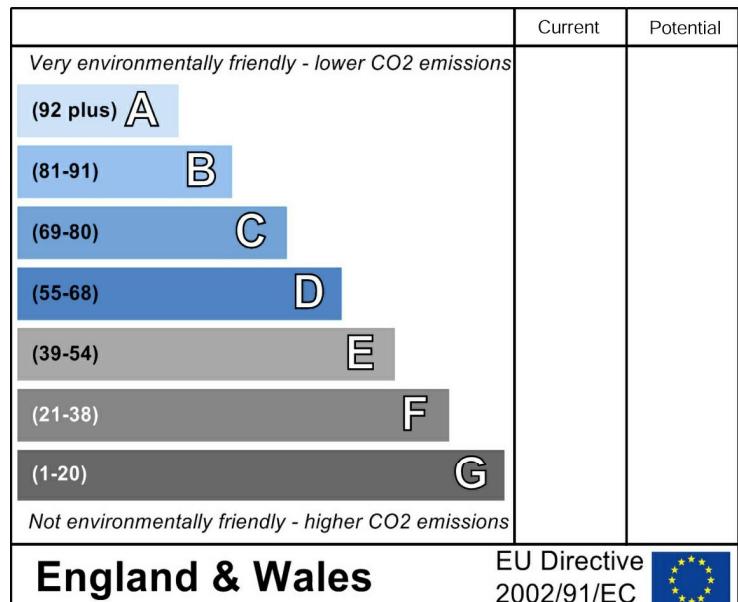
Band E



## Energy Efficiency Rating



## Environmental Impact (CO<sub>2</sub>) Rating



GROUND FLOOR



1ST FLOOR



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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