

**12 Fields Park Avenue
Newport, NP20 5BG**



£455,000

**SYMPATHETICALLY RENOVATED EXTENDED circa
1910 SEMI-DETACHED FAMILY PROPERTY**

DELIGHTFUL RECEPTION HALL

LARGE DINING ROOM

LUXURY BATHROOM WITH SHOWER

**EXCELLENT OFF ROAD PARKING AND SMALL
GARAGE**

FIVE BEDROOMS

SPACIOUS LIVING ROOM

**SUPERB OPEN PLAN FAMILY KITCHEN
BREAKFASTROOM**

LARGE MATURE PRIVATE LEVEL LAWNED GARDEN

**ONE OF NEWPORT'S MOST SOUGHT AFTER
RESIDENTIAL AREAS**

Sympathetically renovated exceptionally spacious well proportioned and substantially extended FIVE BEDROOM circa 1910 built bay fronted semi-detached family property situated in this most sought after residential area on the western side of Newport within walking distance of Newport Train Station.

ACCOMMODATION

Vestibule ()

Feature oak stain glass leaded entrance door, oak block floor.

Reception Hall 4.72m Max x 3.28m (15' 06" Max x 10' 09")

Superb spacious well proportioned feature reception hall with leaded inner door to vestibule, period internal doors, relayed oak block floor, staircase with original spindled balustrade and newel post, original cast iron grate with tiled surround and slate hearth, beamed ceiling, plait rail, double glazed front bay window, understairs cupboard with leaded side window.

Cloakroom/w.c ()

White suite, wash basin in vanity unit, close coupled w.c., contemporary radiator rail, side window, oak block floor.

Drawing room 5.03m x 4.88m (16' 06" x 16' 0")

Traditional style limestone fireplace with gas coal fire and slate hearth, ceiling cornice, radiator, leaded front bay window.

Dining Room 4.50m x 4.11m (14' 09" x 13' 06")

Traditional style limestone fireplace with cast iron grate, gas coal fire and slate hearth, period style alcove cupboard and shelves, coved ceiling, relayed oak block floor, picture rail, radiator, French door and side screen to large brick block paved patio and mature secluded rear garden.

Open Plan Family Kitchen Breakfast room 7.62m Min x 3.66m (25' 0" Min x 12' 0")

Spacious well proportioned open plan quality fitted kitchen and breakfastroom offering ideal accommodation for family living.

Breakfast Area ()

Large completely open plan breakfast area with peninsular granite topped breakfast bar, large entertaining and eating area, low voltage lighting, double glazed rear window, coved ceiling, double French doors to patio and garden, Travertine tiled floor with underfloor heating.

Kitchen Area ()

Completely open plan kitchen area with an extensive range of high quality oak floor and wall cupboard and drawer units, matching pull out larder unit, granite work surfaces and upstands with integral sink and drainer,



Britannia cooking range with gas six ring hob, electric fan double oven and grill, stainless steel extractor hood, separate built-in steam and fan oven and warming tray, integrated fridge and dish washer, low voltage lighting, coved ceiling, double glazed side window, Travertine tiled floor with underfloor heating.

Inner Hall ()

Travertine tiled floor, coved ceiling.

Utility Room 2.51m x 1.98m (8' 03" x 6' 06")

Cream finished cupboards, space for fridge freezer, Travertine tiled floor, Worcester gas fired combination boiler, radiator, sink, plumbed for washing machine, stable door.

Landing ()

Spindled balustrade and newel post, double glazed leaded side window, two radiators, period internal doors.

Bedroom 1 4.95m x 4.34m (16' 03" x 14' 03")

Double glazed leaded front bay window, bank of part glazed wardrobes to one wall, radiator, coved ceiling.

Bedroom 2 4.11m x 3.81m (13' 06" x 12' 06")

Double glazed rear window, built in wardrobe, radiator.

Bedroom 3 3.66m x 3.66m (12' 0" x 12' 0")

Double glazed rear window, radiator.

Bedroom 4 3.35m x 2.74m (11' 0" x 9' 0")

Double glazed leaded window, radiator, coved ceiling.

Family Bathroom 2.74m x 2.36m (9' 0" x 7' 09")

Classic white suite with feature fully tiled surrounding walls, panelled bath, corner shower cubicle with combi pressure shower mixer, wash basin in vanity unit, close coupled w.c., chrome radiator rail, ceramic tiled floor, double glazed window, low voltage lighting.

Second Floor ()

Bedroom 5 6.25m x 4.11m (20' 06" x 13' 06")

Spindled balustrade and newel post, three Velux double glazed roof lights, access to eaves, bank of wardrobes, radiator.

Rear Garden ()

Delightful large level mature lawned private rear garden with established trees and shrub and flower borders. Fence and stone boundary walls. Outside water, lighting and power.

Patio Area ()

Very good size block paved secluded patio area.

Rear Patio ()

Second paved rear patio area.

Garage and Parking ()

Detached GARAGE with up and over door, power and light. Front and side block paved drive affording excellent





