



**10 Brookside Avenue, Newport, TF10 7HN**

**Offers Over £260,000**

Nestled in the charming area of Brookside Avenue, Newport, this delightful 3-bedroom house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a warm and welcoming atmosphere, perfect for families or individuals looking to settle in a friendly neighbourhood.

### Hallway

This welcoming entrance hallway is bright and airy, featuring light wood-effect flooring and walls painted in a soft white shade. It includes a staircase with a wooden handrail and carpeted steps leading to the upper floor.

### Living Room

The living room is a cosy yet spacious area with a large window that fills the room with natural light. It features a wood-burning stove set into a simple, understated fireplace, providing a warm and inviting atmosphere. The room flows into the kitchen-dining area through a set of double doors.

### Kitchen / Dining Room

The kitchen and dining area is a practical and well-appointed space with tile-effect laminate flooring and a combination of wood-effect cabinets topped with black work surfaces. The kitchen features a double oven, a mixer tap over the sink, space for a freestanding fridge freezer and a convenient pantry cupboard. The dining area comfortably fits a table for six and benefits from a large window and glazed door leading out to the rear garden, allowing plenty of natural light to brighten the room.

### Cloakroom

This cloakroom is fitted with modern grey marble-effect tiling halfway up the walls and includes a compact white basin with a storage cabinet underneath alongside a close-coupled toilet. The room is designed efficiently to maximise space while providing a clean and fresh feel.

### Landing

The landing area at the top of the stairs is painted in a calming sage green colour, offering a bright feel courtesy of a window positioned midway down the stairwell. This space leads to the house's bedrooms and bathroom, with a practical layout and a light neutral carpet underfoot.

### Bedroom 1

This double bedroom benefits from a large window that overlooks the front of the property. The room has neutral walls and carpeting, ceiling light fitting and radiator, creating a restful and comfortable atmosphere.

### Bedroom 2

A second bedroom, to the rear of the property offering garden views through a large window. Fitted with wood, laminate flooring, ceiling light fitting, a storage cupboard and radiator.

### Bedroom 3

The final bedroom, smaller in size but ideal for a home office or nursery. Overlooking the front of the property through a good-sized window, fitted with a handy storage cupboard, spotlights and radiator.

### Bathroom

The family bathroom has been fitted with modern grey floor tiles and light grey wall tiles. It comprises a white bath with a shower screen and shower above, a vanity unit with a basin, and a close-coupled toilet. There are also two windows allowing natural light to brighten the space and ensure good ventilation.

### Rear Garden

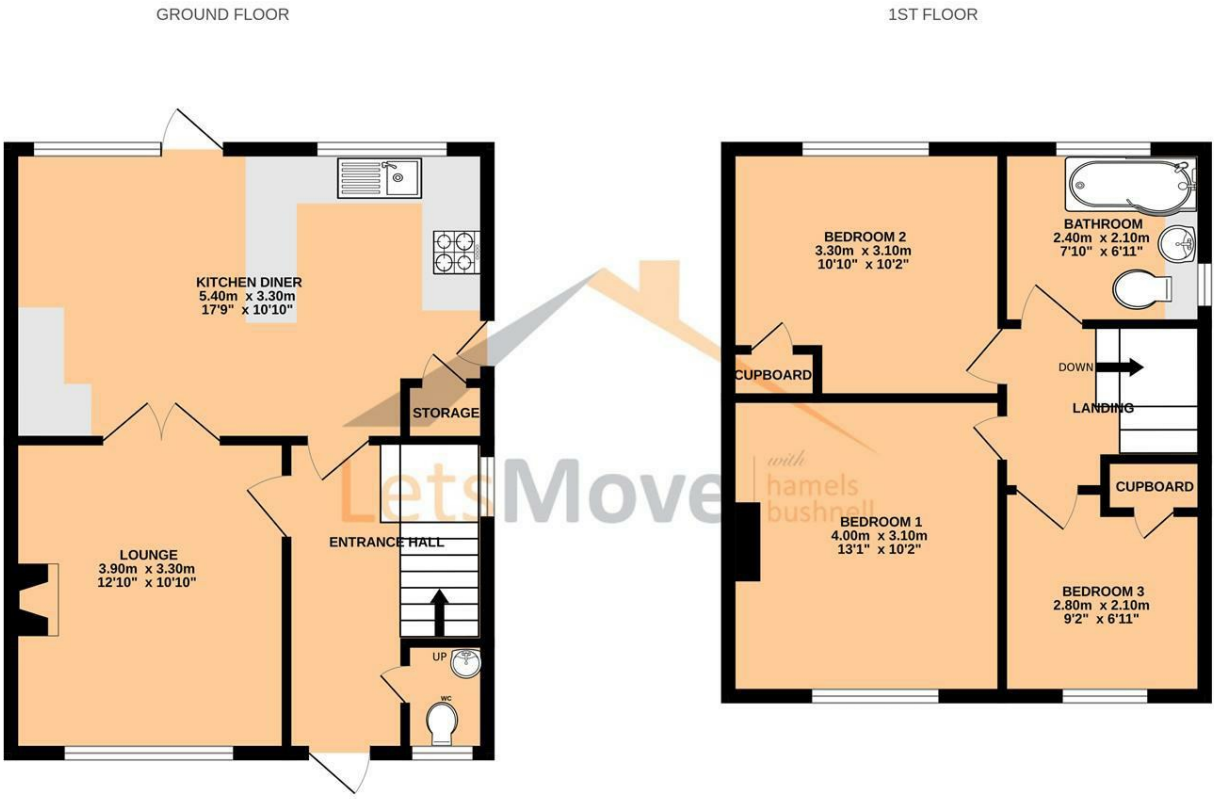
The rear garden is a generous outdoor space featuring a lawn bordered by mature trees and shrubs. There is a patio/raised decked area perfect for seating or enjoying the sunshine, along with a gravelled section adjoining a brick-built garage. The garden is enclosed by wooden fencing, providing privacy and a pleasant setting for outdoor activities.

### Front Exterior

The front exterior of the property presents a semi-detached house with a pebble gravel driveway leading up to the front door. There is an adjacent tarmac driveway providing additional parking space and access to a detached garage. The façade features pebble dash and brick detailing, with white framed windows and a red front door adding character to the entrance.

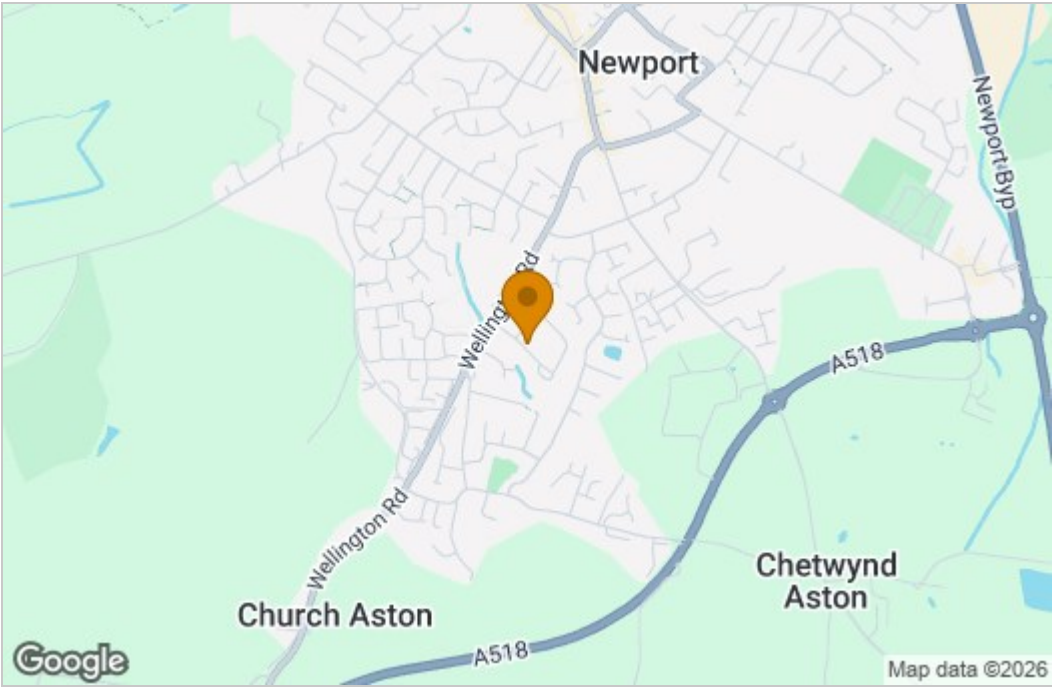


Floor Plan

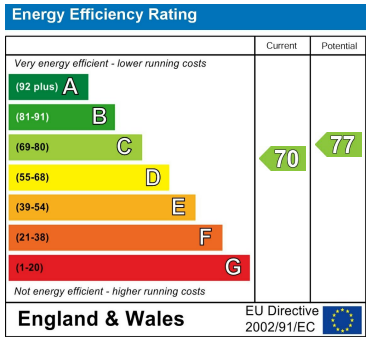


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Area Map



Energy Efficiency Graph



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