



**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.

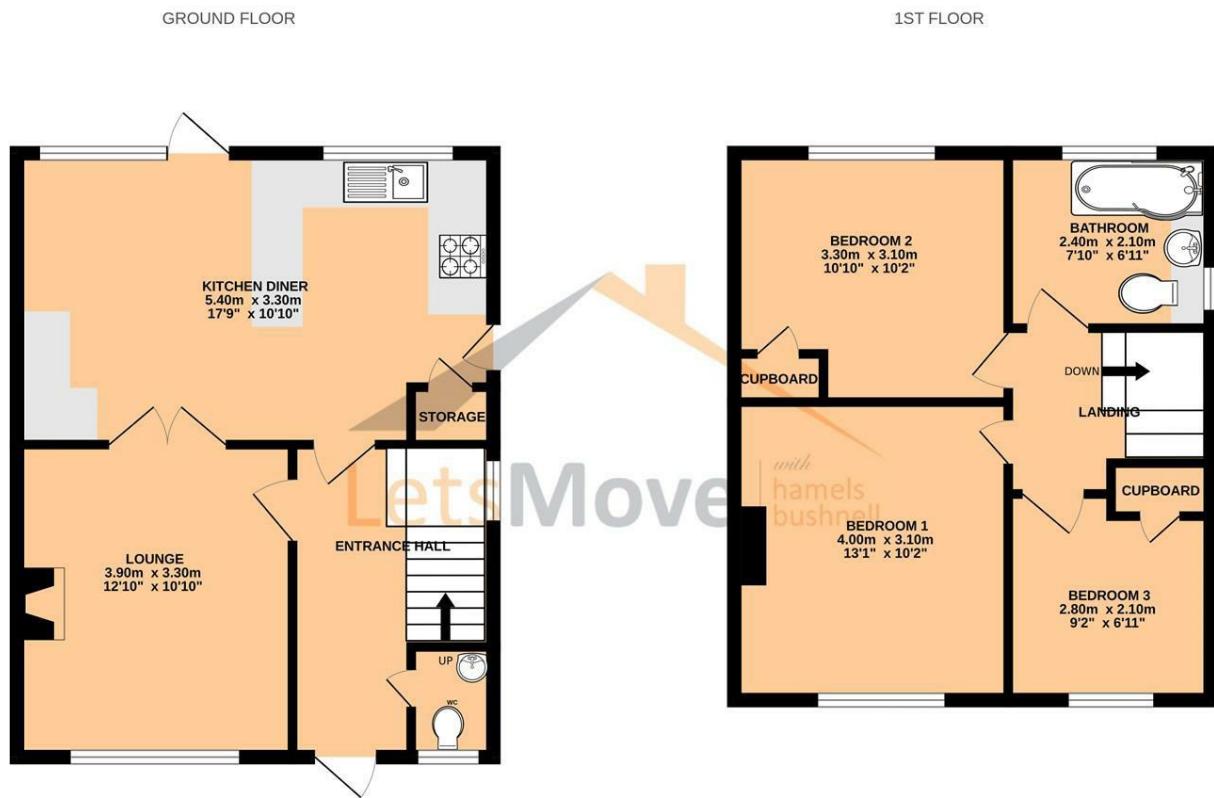
## **Rear Garden**

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**

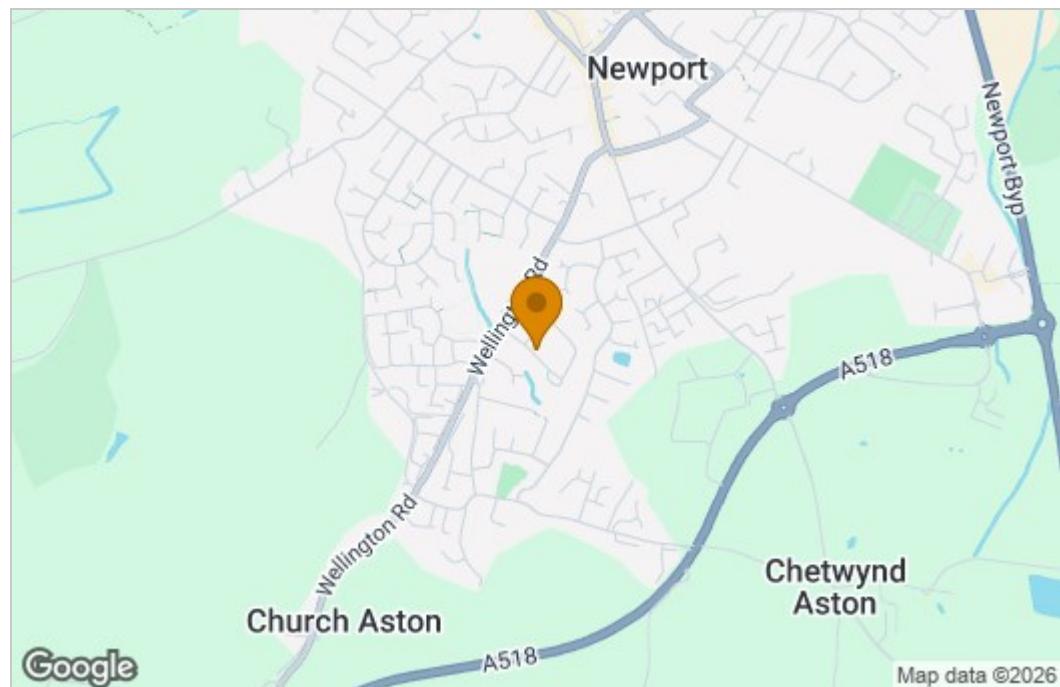
The front exterior of the property presents a semi-detached house with a pebble gravel driveway leading up to the front door. There is an adjacent tarmac driveway providing additional parking space and access to a detached garage. The façade features pebble dash and brick detailing, with white framed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

## Floor Plan



Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix ©2025

## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.