



**77 Greenfields Drive, Newport, TF10 7FS**

**Offers In The Region Of £258,850**

This three-bedroom property on Greenfields Drive has been very well looked after, ensuring that it is ready for you to move in without any hassle. The modern design and thoughtful layout make it a pleasure to live in. Additionally, the property includes parking for two vehicles, a valuable feature in today's busy world.

## Hallway

The entrance hallway welcomes you with a fresh, neutral décor, with access to the WC and through into the lounge.

## Lounge

Flowing smoothly into the living room, where light carpets and soft lighting create a calm atmosphere. The living room is generously sized, ideal for relaxing or entertaining, with a window that lets in plenty of natural light. Extra benefits include a large storage cupboard and newly fitted phone/TV points.

## Kitchen Diner

The kitchen and dining area offers a bright, airy space with contemporary white cabinetry and integrated appliances. A sink-drainer sits below the window providing garden views while French doors open onto the lawn, ideal for indoor-outdoor living. The dining area comfortably fits a table and chairs, perfect for casual meals.

## WC

A convenient, ground floor cloakroom fitted with a low-level flush WC and pedestal basin.

## Stairs & Landing

Grey-carpeted staircase leads to the first-floor landing. Access to all bedrooms and bathroom, as well as a storage cupboard and loft hatch.

## Master Bedroom & En-Suite



Currently used as an upstairs living room, the front bedroom can easily accommodate a double bed with surrounding furniture. It's a bright and spacious room, with the added benefit and convenience of a modern, fitted shower en-suite room.

## Bedroom Two

A further comfortable, double bedroom to the rear of the property with views over the garden.

## Bedroom Three

The third bedroom offers a variety of uses, such as a home office, nursery or dressing room.

## Bathroom

Fresh, modern and spacious, this bathroom features a fitted bathtub, low-level flush WC and pedestal basin. Surrounding tiles to the splash zones and grey linoleum flooring complete the look.

## Front & Driveway

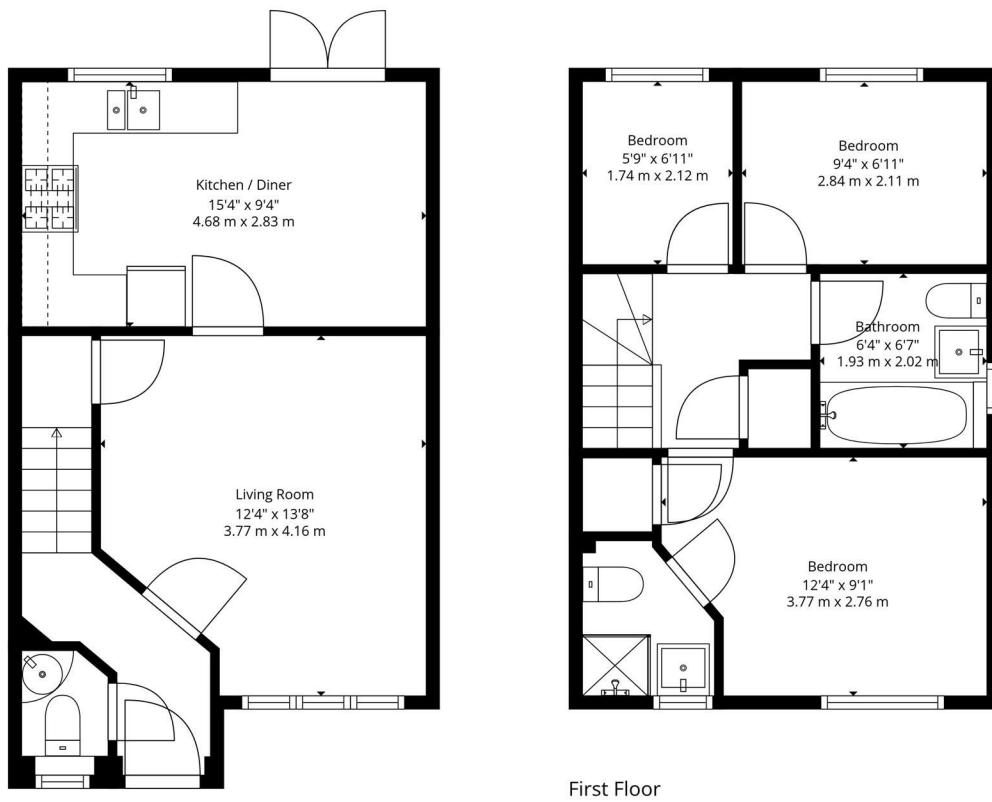
Tarmacked driveway providing parking for two cars. Paved walkway leading to the front door and a shared lawn area to the front of the house.

## Rear Garden



The garden is a generous and well-maintained lawn space with wooden fencing providing privacy. It is ideal for outdoor activities, gardening, or relaxing in the fresh air. There is a paved patio area adjacent to the rear of the house, perfect for outdoor dining and entertaining. The garden can be accessed from the front of the property via a side gate.

## Floor Plan



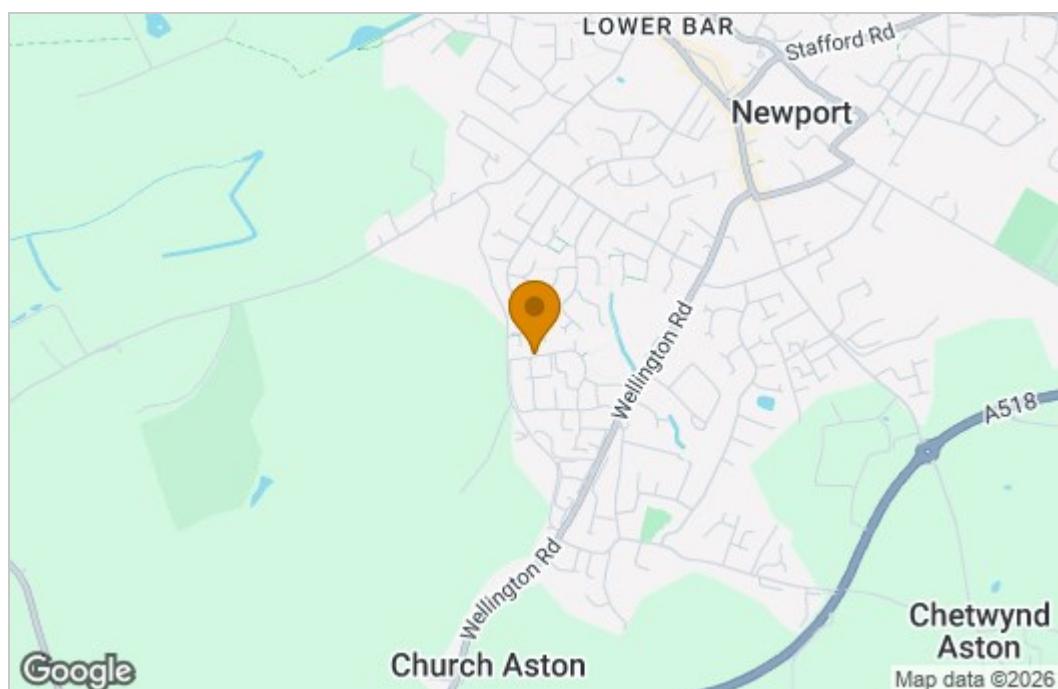
Ground Floor



**TOTAL: 736 sq. ft, 68 m<sup>2</sup>**  
**GROUND FLOOR: 379 sq. ft, 35 m<sup>2</sup>, FIRST FLOOR: 357 sq. ft, 33 m<sup>2</sup>**  
**EXCLUDED AREAS: WALLS: 82 sq. ft, 8 m<sup>2</sup>**

Measurements Deemed Highly Accurate But Not 100%. NSW Are Not Liable And Do Not Take Any Responsibility For Any Errors, Omissions Or Mistakes In The Floorplan. Please Carry Out Your Own Measurements Before Making Any Decisions Based On Them.

## 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.