



**12 Gilbert Close, Newport, TF10 7UU**

**Price £350,000**

This well-presented detached house on Gilbert Close is a wonderful opportunity to secure a lovely home in Newport. With its inviting spaces, modern conveniences, and a delightful garden, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this property your own.

### Entrance Hallway

Entering through a porchway into a welcoming hall, giving access to the ground floor living room and staircase to the first floor.

### Lounge 13'7" x 13'5" (4.14m x 4.09m)

This welcoming lounge features a charming fireplace as a central focal point, and a large bay window that fills the room with natural light. The space flows effortlessly through glass-panelled doors into the adjacent dining room, creating a warm and inviting area ideal for relaxing or entertaining.

### Kitchen 10'4" x 9'2" (3.15m x 2.79m)

Bright and functional, this kitchen is fitted with new cabinetry and wood-effect work surfaces, offering ample storage and workspace. A window over the sink looks out to the rear garden, while integrated appliances include a Bosch gas hob and an oven. The kitchen connects directly to the utility room and garage, providing additional convenience and practicality.

### Dining Room 10'5" x 9'0" (3.18m x 2.74m)

This dining room offers a pleasant space for meals with easy access to the conservatory via sliding doors. It features space for a table and chairs alongside a traditional display cabinet, with garden views creating a relaxing backdrop.

### Conservatory 17'1" x 6'9" (5.21m x 2.06m)

This delightful conservatory is filled with natural light through its large windows and benefits from tiled flooring. Comfortable seating arrangements make it an ideal spot to unwind while enjoying views over the well-maintained rear garden through the double doors that lead outside.

### Utility Room 7'3" x 6'6" (2.21m x 1.98m)

A practical utility room with space for appliances, cabinetry for storage, and a door leading outside. This room also has access to a ground floor WC, providing extra convenience.

### Ground Floor WC

The WC on the ground floor is fitted with a basin and toilet. It is tiled throughout and offers a practical and contemporary space for daily use.

### Master Bedroom 12'8" x 11'7" (3.86m x 3.53m)

The master bedroom is a spacious and bright retreat, featuring fitted wardrobes along one wall for ample storage. The soft carpeting and large window create a comfortable and restful atmosphere. This bedroom benefits from an en-suite shower room for added privacy and convenience.

### Bedroom Two 10'9" x 8'2" (3.28m x 2.49m)

A generously sized bedroom, offering a peaceful space with carpeted flooring, a window providing natural light, and space for bedroom furniture. This

room is well suited for use as a second double bedroom or guest room.

### Bedroom Three 8'3" x 8'3" (2.51m x 2.51m)

This cosy bedroom is ideal for a single bed and essential bedroom furniture, with a window to the rear and carpeted flooring providing a warm feel.

### Bedroom Four 9'6" x 6'5" (2.90m x 1.96m)

A smaller bedroom, suitable as a child's room, guest room or study, featuring a window overlooking the rear of the property. The room is carpeted, creating a comfortable environment.

### Bathroom 6'9" x 6'3" (2.06m x 1.91m)

The family bathroom is fitted with a bathtub and hand-held shower, pedestal basin and WC. The room is part-tiled with modern, neutral tiles, and benefits from a chrome-heated towel rail, large, frosted window and an extractor fan.

### En-Suite 6'6" x 4'6" (1.98m x 1.37m)

The en-suite shower room attached to the master bedroom features a shower, basin and WC housed within a tiled setting. A frosted window provides light and ventilation.

### Front Exterior

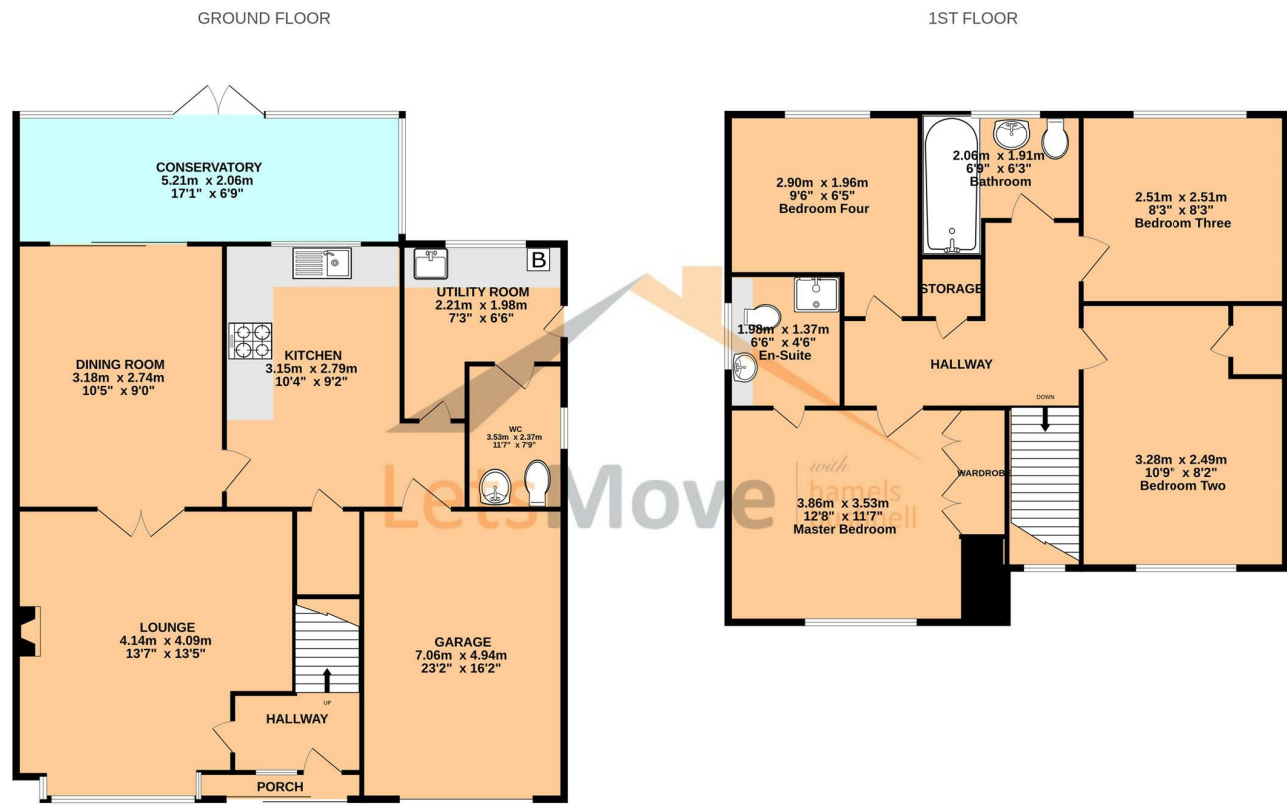
The front exterior offers a driveway with parking space for multiple vehicles and a garage with direct house access. The front door is sheltered by a porch and features a large bay window that allows light into the lounge.

### Rear Garden

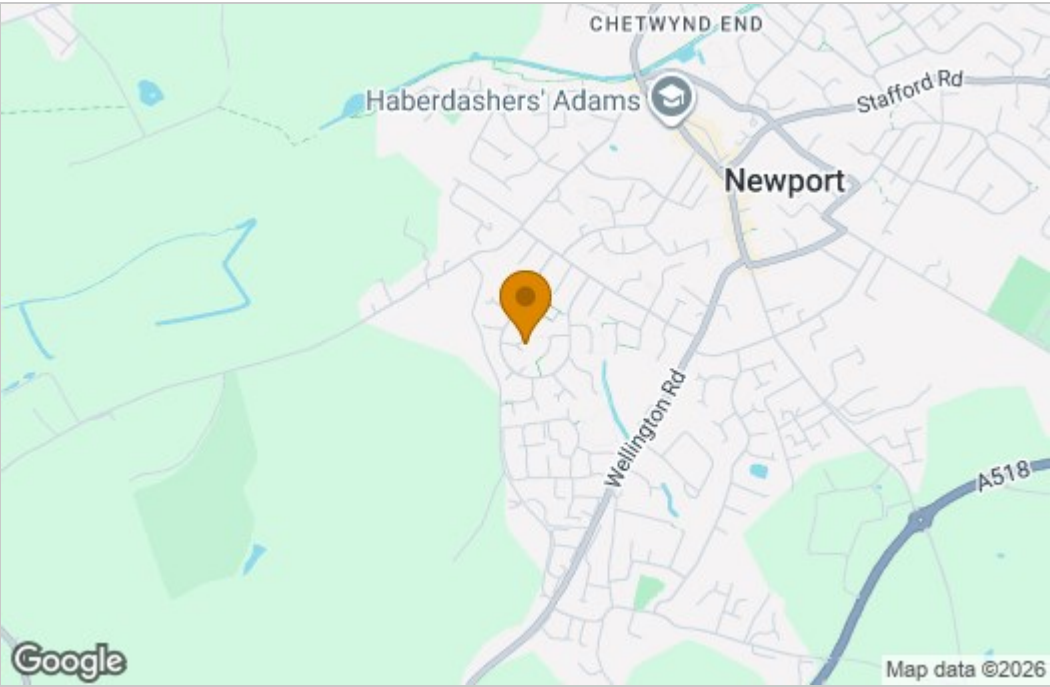
The rear garden is a private and peaceful green space, featuring a lawn bordered by mature shrubs and trees. A paved patio area adjoins the conservatory, creating a pleasant outdoor seating area. Additionally, a charming summer house is nestled in the corner, ideal for relaxing or hobbies.



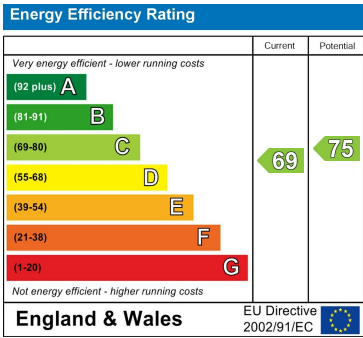
Floor Plan

Measurements are approximate. Not to scale. Illustrative purposes only  
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Area Map



Energy Efficiency Graph



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