

16 Calloway Close Newport, PO30 3AT

£300,000



This well-presented 4 bedroom semi-detached house is located in a quiet cul-de-sac location in the stunning rural village of Arreton, within easy reach of countryside walks, a 10 minute drive into Newport town centre and all local amenities including local schools. This spacious family home consists of a living room, kitchen, dining room/5th bedroom and downstairs toilet. Upstairs consists of a master bedroom benefitting from an en-suite, a double bedroom, two single bedrooms and a family bathroom. Outside offers a private garden with side access and access to the garage. Other benefits of the property includes a driveway for multiple vehicles, garage with power and lighting, gas central heating and double glazing throughout. This is the perfect family home!

SEMI-DETACHED HOUSE

4 BEDROOMS

DRIVEWAY/GARAGE

2 RECEPTION ROOMS

QUIET CUL-DE-SAC LOCATION

GAS CENTRAL HEATING & DOUBLE GLAZING

ROOMS

Entrance Hall

Living room 25' 3" x 11' 10" (7.7m x 3.6m)
Wood effect laminate flooring. Double glazed sliding doors leading to the garden. Radiator.

Kitchen 11' 10" x 8' 2" (3.6m x 2.5m)
Wood-effect laminate flooring. Modern-fitted kitchen with integrated appliances, double oven and electric hob. Sink drainer. Double glazed window to front aspect.

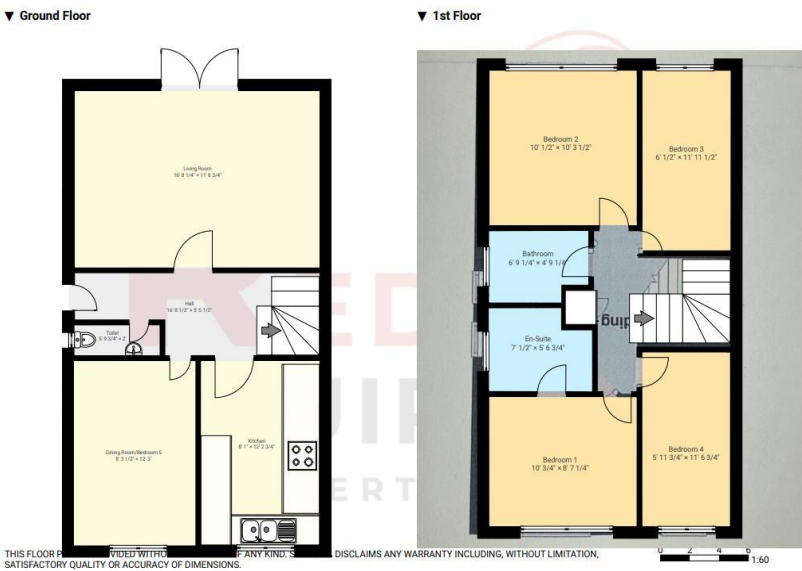
Dining Room 12' 6" x 7' 10" (3.8m x 2.4m)
Wood-effect laminate flooring. Double glazed window to front aspect. Radiator.

Master bedroom 11' 2" x 10' 6" (3.4m x 3.2m)
Carpet flooring. Double glazed window to rear aspect. Radiator.

En-suite 5' 7" x 3' 7" (1.7m x 1.1m)
Laminate flooring. Cubicle shower, sink & WC. Double glazed frosted window to side aspect.

Bedroom 2 10' 10" x 6' 7" (3.3m x 2m)
Carpet flooring. Fitted-wardrobes. Double glazed window rear aspect. Radiator.

Bedroom 3 10' 10" x 5' 7" (3.3m x 1.7m)
Carpet flooring. Double glazed window to rear aspect. Radiator.



Bedroom 4 11' 10" x 5' 7" (3.6m x 1.7m)
Carpet flooring. Double glazed window to front aspect. Radiator.

Bathroom 7' 7" x 6' 7" (2.3m x 2m)
Laminate flooring. Fitted-bath with over head shower, sink basin and WC. Radiator. Double glazed frosted window to side aspect.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

