



1 Highfield Gardens  
Bassaleg | Newport | NP10 8LR

FINE & COUNTRY



# Step inside

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## A charming Family Home in a Sought-After Village Setting

### A Rare Opportunity in Bassaleg

Welcome to 1 Highfield Gardens, a spacious four double-bedroom detached home in the heart of Bassaleg, Newport. This property has never before been listed for sale, offering a unique opportunity to own a home that has been treasured by the same family for 43 years. Situated on a quiet no-through road, this residence is ideal for those seeking tranquillity and community in one of Newport's most desirable villages.

### Modern Living, Timeless Charm

The home has been thoughtfully updated and re-configured to suit modern family living. The main living space has been opened up, creating a bright and airy area where the kitchen flows seamlessly into the main sitting room.

This open-plan design features a modern kitchen equipped with a range of base and eye-level units, integrated appliances, and a central island, perfect for family gatherings and entertaining. From here, patio doors lead you to a large, enclosed rear garden, providing a seamless indoor-outdoor living experience.

The ground floor also offers a spacious entrance porch and hallway, a versatile office/playroom, and a convenient downstairs W.C.

Upstairs, the split-level design enhances privacy and space, making it ideal for families. The first floor houses a contemporary family bathroom with a high-spec shower that features lighting, music, and sauna/steam functions.

There are three double bedrooms on this level, one with patio doors opening onto a decked balcony with glass surround, offering stunning views of the surrounding fields and countryside.



The master suite occupies the third floor, providing a peaceful retreat complete with an en-suite bathroom and the added comfort of air conditioning - perfect for those warm summer nights.

### A Vibrant Community

Bassaleg is more than just a location - it's a lifestyle. This vibrant village attracts families from near and far, including those from Bristol and beyond, thanks to its excellent M4 links and proximity to Newport train station, which offers a quick 1.5-hour journey to London Paddington.

The local schools are highly acclaimed, with Bassaleg High School and Sixth Form boasting top results in South Wales, and Pentrepoeth Primary School rated 'Excellent' by Estyn.

Bassaleg offers a safe, friendly atmosphere with a wealth of local amenities, including three charming village pubs, local shops, a fish bar, post office, community hall, park, and playing fields.







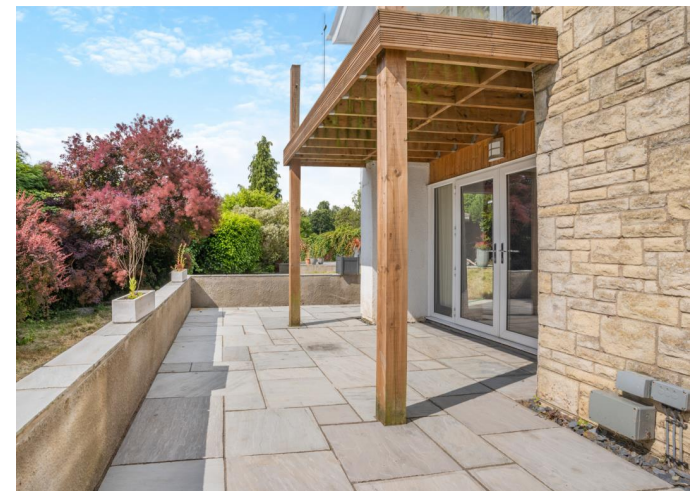
# Step outside

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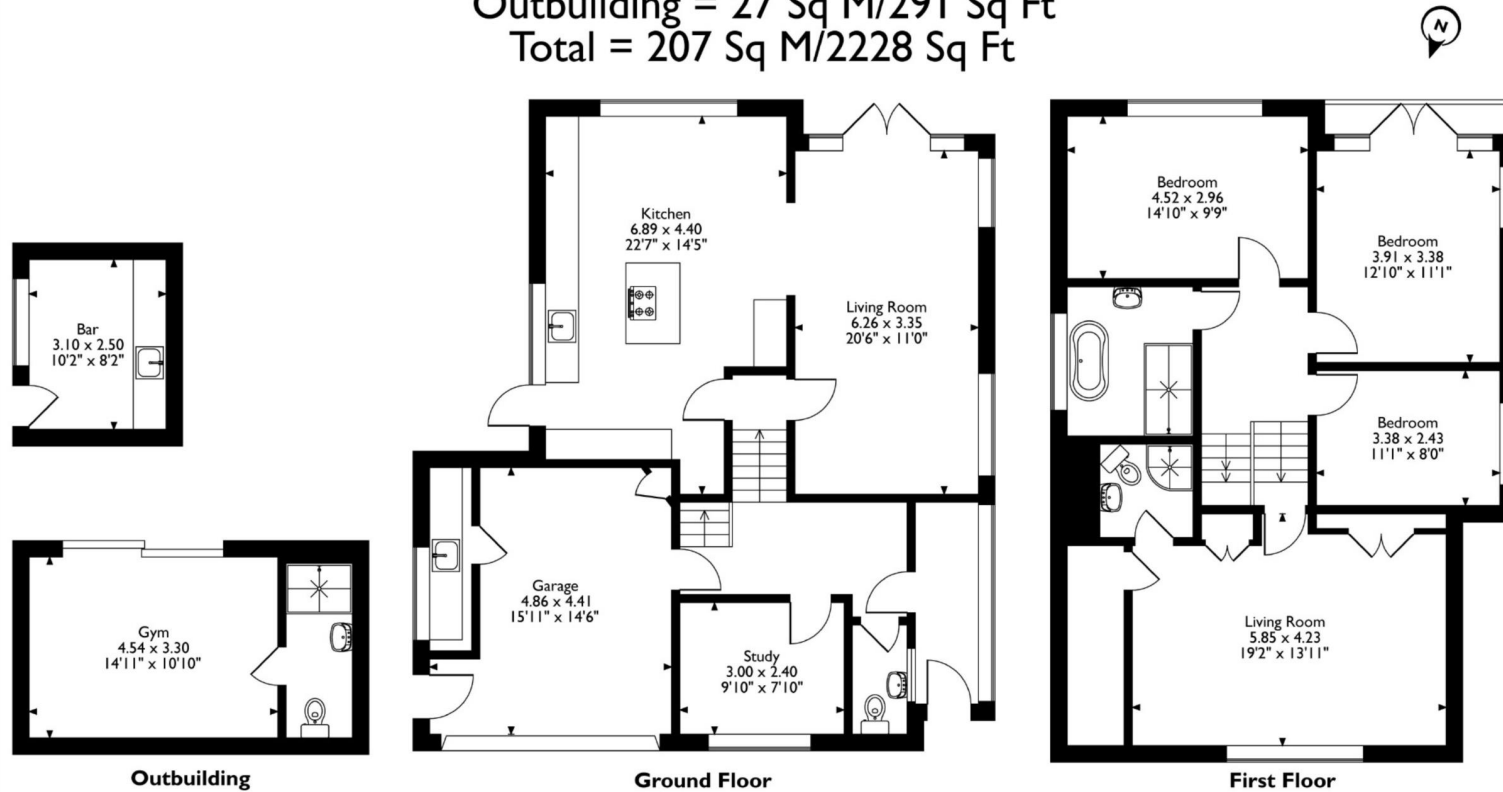
Stepping outside, the garden is a haven of peace and privacy. The large lawn and patio areas are perfect for relaxation and play, while the outdoor timber-built bar is a fantastic feature for summer BBQs and gatherings. Additionally, a separate fully built garden room offers flexibility for various uses, such as a home office, gym, guest annexe, or home business space. The property is further enhanced by full CCTV coverage and side access.

## DIRECTIONS

What3words: ///courts.handbags.refrain



Approximate Gross Internal Area  
 Main House = 180 Sq M/1937 Sq Ft  
 Outbuilding = 27 Sq M/291 Sq Ft  
 Total = 207 Sq M/2228 Sq Ft

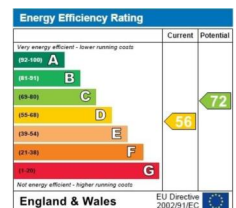


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Postcode: NP10 8LR | Tenure: Freehold | Tax Band: G | Authority: Newport | Heating: Gas | Drainage: Mains



\*Internet speed according to the BT Availability Service using the postcode and landline  
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