

**7 Excalibur Drive  
Newport, NP20 2QQ**



**£335,000**

**STYLISH, LARGER STYLE FAMILY HOUSE**

**SHORT DRIVE TO M4**

**TWO BATHROOMS**

**ATTRACTIVE LIVING ROOM**

**SUPERB REAR GARDEN**

**SOUGHT AFTER, CONVENIENT DEVELOPMENT**

**FOUR BEDROOMS**

**FAMILY KITCHEN/DINER/SITTING ROOM**

**UTILITY ROOM & CLOAKROOM**

**LARGE DRIVEWAY TO GARAGE**

A larger style modern family house offering stylish four bedroom accommodation in this incredibly popular and convenient development a short drive from the M4 and within walking distance of the Royal Gwent Hospital. The property features an outstanding open plan family kitchen/diner/sitting room, attractive living room, utility room, cloakroom, two bathrooms, superb rear garden and large driveway (for up to six cars) to garage.

## ACCOMMODATION

### Hallway

Double glazed entrance door, uPVC double glazed front window, stairs to first floor with spindled balustrade and newel post.

### Cloakroom

White low level w.c. and wash hand basin, tiled splashback, tiled floor, uPVC double glazed window.

### Living Room 16' 6" x 11' 9" (5.03m x 3.58m)

uPVC double glazed front window.

### Kitchen Breakfastroom & Sitting Room 25' 0" x 12' 9" (7.61m x 3.88m)

Superb, spacious open plan family room. Attractive fitted wall and base units, work surfaces and matching upstands, inset one and a half stainless steel drainer sink unit with mixer tap, four ring AEG stainless steel four ring gas hob, integrated AEG stainless steel combination microwave grill and oven, integrated fridge freezer, integrated dishwasher, tiled floor, storage cupboard, two uPVC double glazed rear windows, uPVC double glazed patio doors to garden.

### Utility Room

Fitted base unit, work surface, plumbing for washing machine, tiled floor, double glazed side door.

### First Floor Landing

Spindled balustrade and newel post, loft access.

### Bedroom 1 13' 9" x 11' 9" (4.19m x 3.58m)

uPVC double glazed front window, attractive fitted wardrobes.

### En-Suite

White low level w.c. and wash hand basin, tiled surrounds, fully tiled double shower, chrome heated towel radiator, uPVC double glazed side window.

### Bedroom 2 13' 3" x 9' 0" (4.04m x 2.74m)

uPVC double glazed front window, fitted wardrobes.

### Bedroom 3 11' 0" x 9' 9" (3.35m x 2.97m)

uPVC double glazed rear window, fitted wardrobes.

### Bedroom 4 9' 0" x 7' 6" (2.74m x 2.28m)

uPVC double glazed rear window.



### Family Bathroom

White bath, low level w.c. and wash hand basin, tiled surrounds, tiled floor, chrome heated towel rail, uPVC double glazed window.

### Outside

Large driveway to the fore for up to six cars and gated drive to garage. Good size level rear garden with large paved seating area and artificial grass lawn.

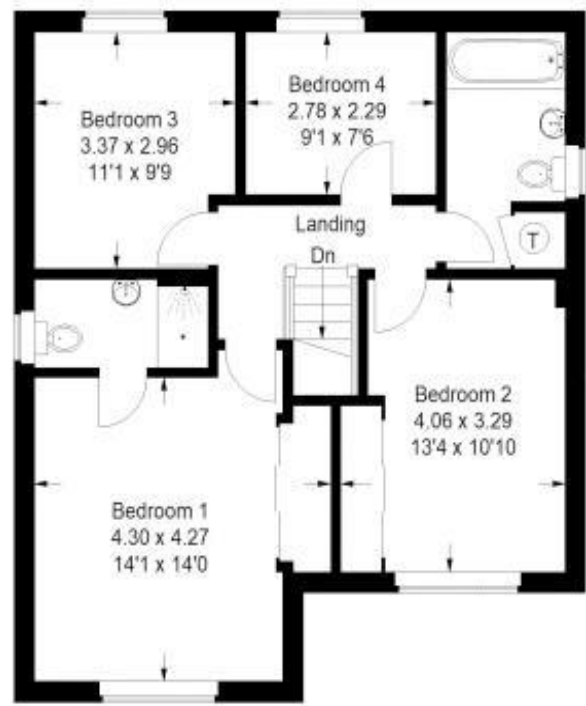


# Excalibur Drive

Approximate Gross Internal Area  
131.6 sq m / 1416 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2019 (ID 562281)





# Energy Performance Certificate



7, Excalibur Drive, NEWPORT, NP20 2QQ

**Dwelling type:** Detached house  
**Date of assessment:** 23 November 2015  
**Date of certificate:** 23 November 2015

**Reference number:** 9048-3807-7197-9725-6925  
**Type of assessment:** SAP, new dwelling  
**Total floor area:** 128 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

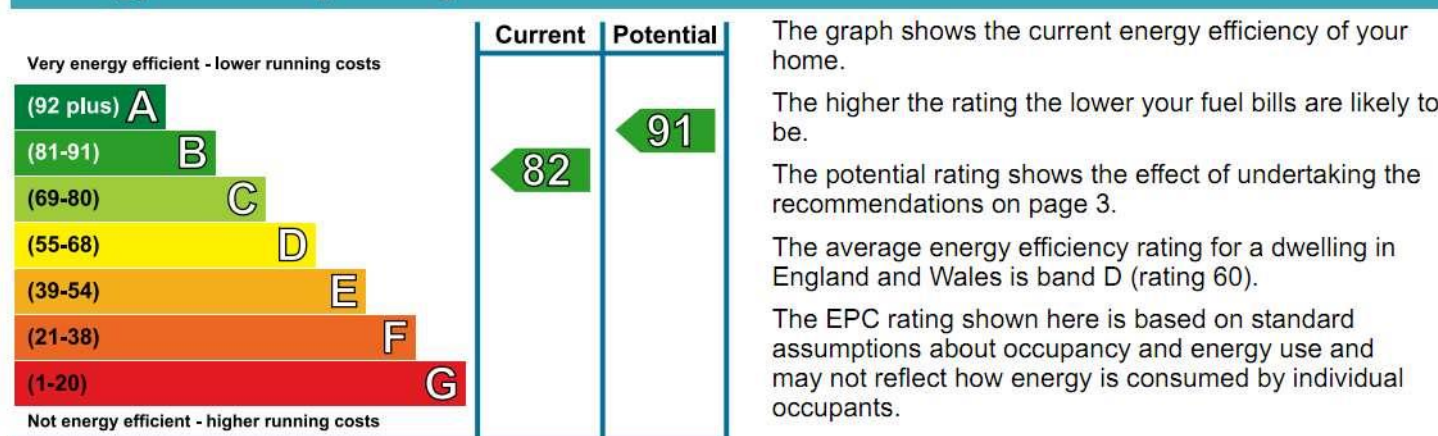
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,707</b>
<b>Over 3 years you could save</b>	<b>£ 147</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 213 over 3 years	£ 213 over 3 years	
Heating	£ 1,170 over 3 years	£ 1,173 over 3 years	
Hot Water	£ 324 over 3 years	£ 174 over 3 years	
<b>Totals</b>	<b>£ 1,707</b>	<b>£ 1,560</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



## Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 147
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 861