

4 The Hawthorns Caerleon Newport



SPACIOUS DETACHED FAMILY HOME IN SOUGHT-AFTER CAERLEON VILLAGE

- NO ONWARD CHAIN
- FOUR BEDROOM DETACHED HOME
- SPACIOUS LOUNGE LEADING TO DINING ROOM
- KITCHEN WITH ADJOINING UTILITY
- CONSERVATORY
- GROUND FLOOR WC
- GARAGE AND DRIVEWAY
- REFITTED BATHROOM AND ENSUITE
- ENCLOSED REAR GARDEN
- WALKING DISTANCE TO CAERLEON VILLAGE

Chain Free £360,000

Tel: 01633 212 666 **www.nuttallparker.com**

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These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.

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The Hawthorns, Caerleon, NP18 1LX

Introduction

A fantastic opportunity to purchase this well-proportioned detached family home situated in the sought-after Roman village of Caerleon, offering easy access to local amenities and major road connections. Within walking distance we have well regarded schools, local shops and eateries and bus stops as well as easy access to the M4 motorway, providing easy access to neighbouring cities.

The property is offered for sale with no onward chain and benefits from spacious living accommodation and some recent upgrades. Upon entering the front porch, we are welcomed into the main hallway which leads off to a good sized lounge with bay window, dining room, conservatory, kitchen with adjoining utility room (plus store room) and an under-stairs WC. Upstairs, the landing leads off to four bedrooms (bedroom 1 with a recently refitted en-suite) plus family bathroom (also refitted).

Outside, the frontage offers a double-width driveway leading to the garage and, to the rear, an enclosed garden.

Further information can be found below;

Council tax

Band F

Tenure

Freehold


Viewing

By prior appointment with vendors agents Nuttall Parker. Tel: 01633 212666.


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Energy Efficiency Rating

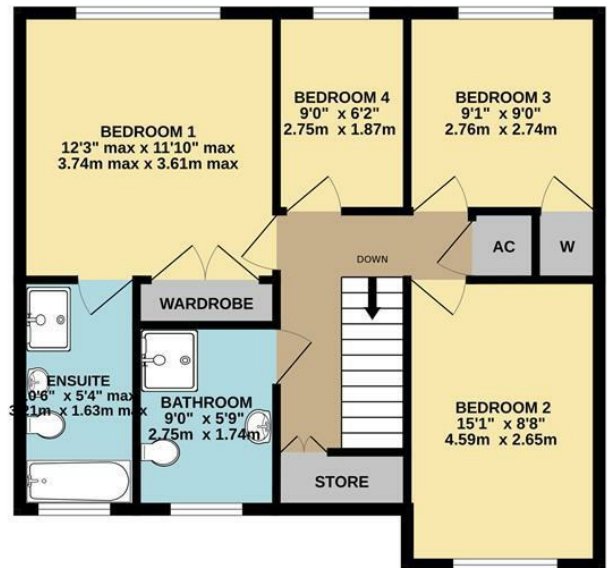
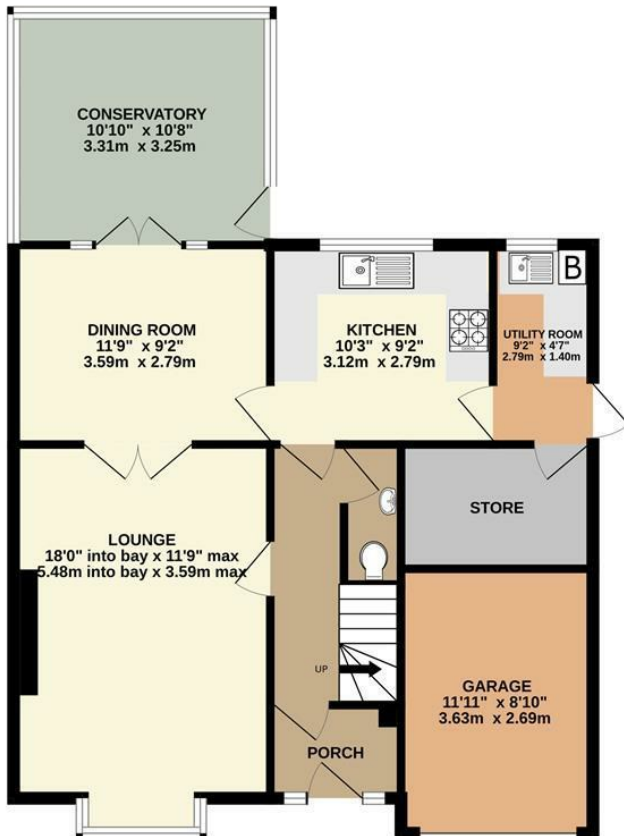
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	82
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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