

## 1 Great Field Close Newport



### STUNNING FOUR BEDROOM DETACHED REDROW HOME

- REDROW "SHAFTESBURY" STYLE HOME
- FOUR GOOD SIZED BEDROOMS
- FAMILY BATHROOM PLUS ENSUITE TO BEDROOM 1
- SPACIOUS LOUNGE WITH FEATURE FIREPLACE
- STYLISH KITCHEN WITH DINING AREA AND UTILITY ROOM
- GROUND FLOOR WC
- DRIVEWAY AND GARAGE
- ENCLOSED REAR GARDEN
- POSITIONED ON THE EDGE OF THE DEVELOPMENT
- NEAR TO AMENITIES AND ROAD CONNECTIONS

**£500,000**

**Tel: 01633 212 666    [www.nuttallparker.com](http://www.nuttallparker.com)**

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# Great Field Close, Newport, NP18 2DJ

## Introduction

A fantastic opportunity to purchase this spacious and beautifully presented detached family home situated on the edge of this maturing Redrow-built development in Newport, just minutes from excellent amenities and major road connections. Newport Retail Park is close by where you'll find an array of shops and eateries, as well as well regarded schools and bus stops. The M4 motorway is just around the corner too, providing an easy commute to neighbouring cities.

The property was built c.2022 and is the "Shaftesbury" house type from Redrow's award winning Heritage Collection and offers just over 1,400 ft.sq of luxury living accommodation. As we enter the property we are welcomed into the hallway which leads off to a large lounge with feature fireplace, a stylish fitted kitchen with integrated appliances and space for your dining table, a utility room and WC. Stairs lead up to the landing where you'll find four good sized bedrooms, a family bathroom plus an en-suite to bedroom 1.

Outside, the double-length driveway leads to a detached single garage which features power and lighting plus a good sized rear garden.

## Council tax

Band F

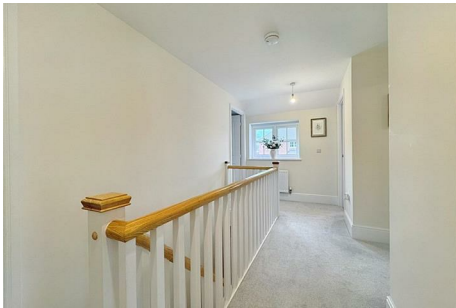
## Tenure

Freehold. We are advised by the vendor that there is an annual service charge of £186.00 PA (However we have been advised by the vendor that payments will not start until the development is fully completed)

## Viewing


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

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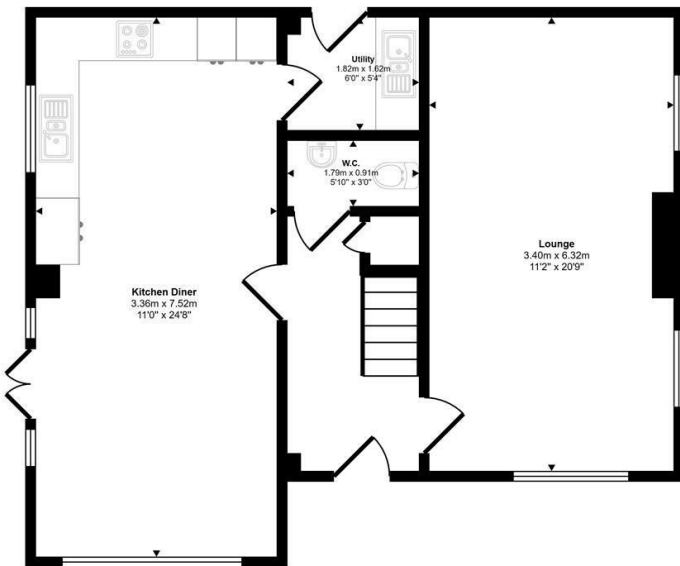
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

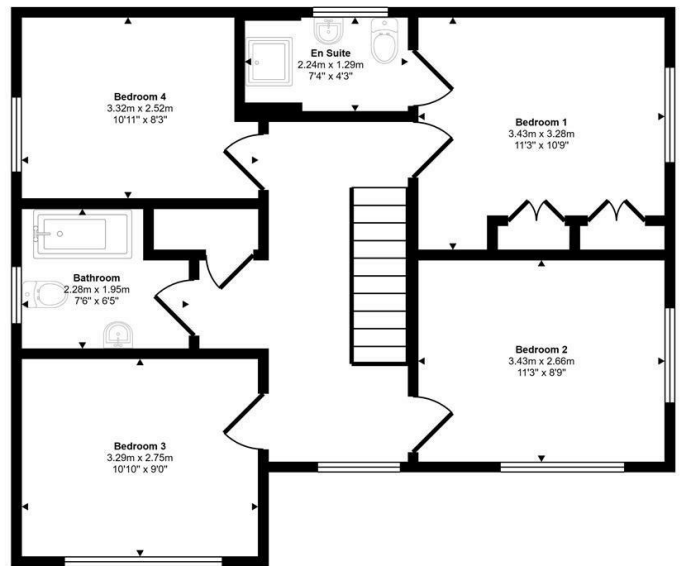
## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Approx Gross Internal Area  
119 sq m / 1284 sq ft



Ground Floor  
Approx 60 sq m / 645 sq ft



First Floor  
Approx 59 sq m / 639 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.