

## Plot 3 Hambly Court, Woodlands House, Malpas, Newport.



### EXCLUSIVE GATED DEVELOPMENT OF LUXURY HOMES PLOT 3 - IMPRESSIVE HIGH SPECIFICATION 4 BEDROOM DETACHED HOUSE

- CLICK TO VIEW VIDEO TOUR
- LARGE CONTEMPORARY OPEN PLAN KITCHEN/BREAKFAST ROOM WITH GRANITE WORK SURFACES AND LED LIGHTING OPENING TO SINGLE STOREY FAMILY ROOM
- ATTRACTIVE LOUNGE WITH BAY WINDOW
- STUDY
- SEPARATE UTILITY AND CLOAKROOM
- MASTER BEDROOM WITH EN SUITE
- LUXURY FAMILY BATHROOM WITH FEATURE TILING
- SONOS MUSIC SYSTEM
- WELL PROPORTIONED GARDENS WITH PRIVATE DRIVEWAY
- INTERCOM ENTRANCE SYSTEM TO ELECTRIC GATED ENTRANCE WITH NUMBER PLATE RECOGNITION.

**Asking Price £450,000**

## Introduction

Hambly Court is a stylish gated development of 5 luxury detached homes and 6 exclusive apartments set in the extensive landscaped grounds of Woodlands house.

After acquiring the development site 8 years ago, Powell Developments have carefully restored the beautiful Woodlands House using the highest quality craftsmen to provide a unique secure gated development set in two acres of landscaped grounds. Access is gained through impressive electric gates with intercom system and number plate recognition for residents. The attention to detail and unique quality of the development is exceptional and as sole selling agents we are delighted to confirm that both the new build show home and luxury apartments are now ready to view.

The development also benefits from excellent transport links and is ideally located close to road communications at Junction 26 of the M4 Motorway giving easy access to Newport, Bristol and Cardiff. First class amenities including St Josephs Hospital, a private school and M&S are all within five minutes walk.

Plot 3 has been designed to provide stylish living space whilst complimenting the features of the original Woodlands House. The property benefits from a large plot with feature stone boundary wall and private driveway provided off road parking. The spacious ground floor accommodation extends to entrance hallway, cloakroom, utility room, lounge with bay window, study and impressive open plan luxury kitchen/breakfast room with built in appliances opening to family room with French doors to garden. An oak staircase gives access to the first floor living space, landing, master bedroom with en suite, three further bedrooms and family bathroom.

Additional features include contemporary oak internal doors, Sonos music system, granite work surfaces, luxury tiling and attractive sash windows. The property also benefits from gas fired central heating and a 10 year build warranty.

To arrange a private appointment to view and discuss this exciting development please contact Nuttall Parker Newport 01633 212666.

### **Cloakroom 5'7" x 4'7" (1.7 x 1.4)**

Low level WC, wash hand basin, central heating radiator, double glazed window.

### **Lounge 17'8" x 11'5" (5.4 x 3.5)**

Feature bay window, central heating radiator.

### **Study 10'5" x 6'6" (3.2 x 2)**

Central heating radiator, double glazed window.

### **Kitchen/Dining/Family Room 17'6" x 11'5" (5.35 x 3.5)**

Comprehensive range of contemporary units with quartz work surfaces, built in appliances, inset sink and drainer, feature LED lighting, central heating radiator, large format porcelain tiled floor flowing into family room

### **Family Room 13'1" x 12'1" (4 x 3.7)**

Double glazed windows and French doors opening to garden, central heating radiator, large format porcelain tiled floor.

### **Utility Room 11'7" x 6'2" (3.55 x 1.88)**

Fitted units and quartz work surface, double glazed window and door to outside.

## **Landing**

Contemporary oak doors opening to:-

### **Bedroom 1 18'7" x 13'7" (5.68 x 4.15)**

Two double glazed windows, central heating radiators, door to en suite.

### **En suite 6'6" x 5'10" (2 x 1.8)**

White suite, tiled shower, wash hand basin, low level WC, Opaque glazed window, central heating radiator.

### **Bedroom 2 10'3" x 10'9" (3.13 x 3.3)**

Double glazed window, central heating radiator.

### **Bedroom 3 13'7" x 10'6" (4.15 x 3.21)**

Double glazed window, central heating radiator.

### **Bedroom 4 10'4" x 6'10" (3.15 x 2.1)**

Double glazed window, central heating radiator.

## **Bathroom 10'9" x 6'6" (3.3 x 2)**

Luxury bathroom with feature tiling and white suite, chrome towel radiator, opaque glazed window

## **Outside**

Hambley Court is accessed through an impressive electric gated entrance with intercom access system and number plate recognition system.

Plot 3 is set in well proportioned gardens with feature natural stone boundary wall, patio and private driveway providing off road parking.

## **Services**

All main services are available to the property

## **Tenure**

We are advised Freehold, to be confirmed by your solicitors

## **Measurements and computer generated images.**

All measurements are approximate. Computer generated images are for illustration purposes only and their detail should not be relied upon.

## **Service charges**

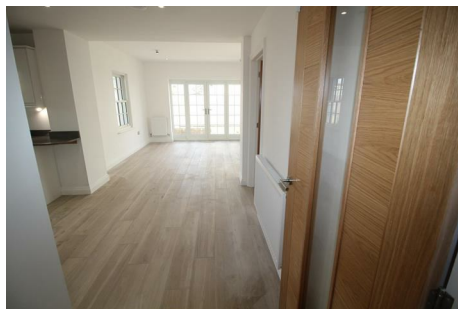
Plot 3 will have a monthly service charge to cover grounds maintenance and the electric gated entrance. Details to be confirmed.

## **Viewing**


By prior appointment with vendors agents NUTTALL PARKER (01633) 212666

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 of information contained therein.




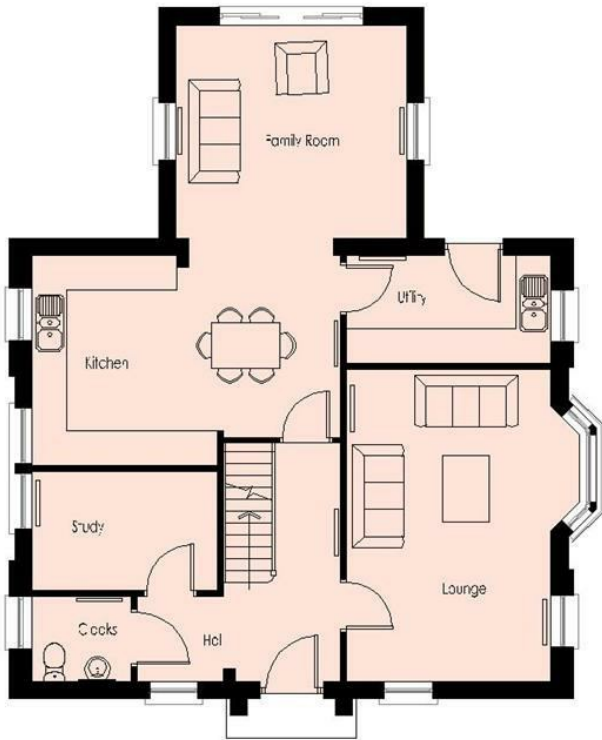


## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>84</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	

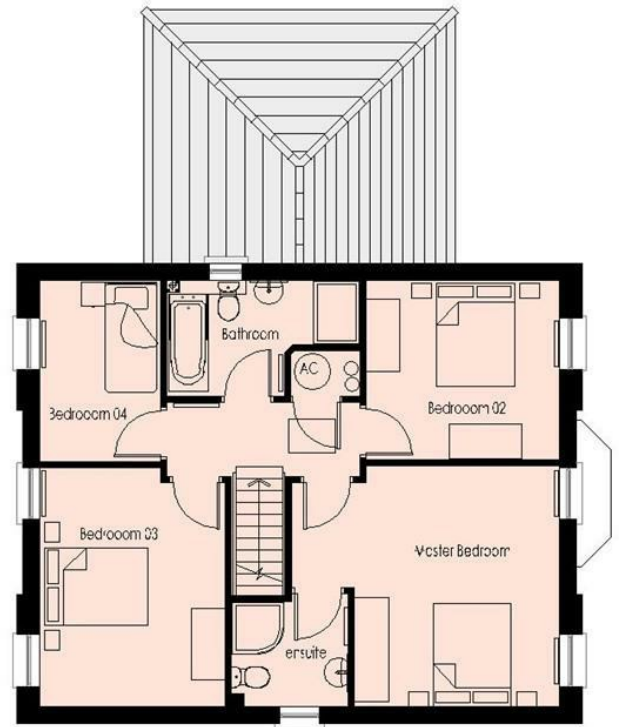
## Environmental Impact (CO<sub>2</sub>) Rating

	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### Ground Floor

LOUNGE	5.410 x 3.550m
Kitchen / Dining /	5.350 x 3.550m
Family /	4.000 x 3.700m
Utility	3.550 x 1.880m
Coaks	1.700 x 1.400m
Study	3.210 x 2.075m
Hall	4.100 x 2.050m



### First Floor

Master Bedroom 1.	5.680 x 4.150m
En Suite	2.000 x 1.800m
Bedroom 2.	3.130 x 3.300m
Bedroom 3.	4.150 x 3.210m
Bedroom 4.	3.150 x 2.100m
Bathroom	3.300 x 2.000m