



NEWPORT

Offers over **£475,000**



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4 SUNNINGDALE COURT

Springfield Drive, Newport NP19 9GA



Beautifully maintained and private rear garden
Close proximity to M4 corridor
Close to shops, schools and amenities

This exceptional family home has been thoughtfully designed and built by the current owners with space, comfort, and practicality in mind. Offering generous living accommodation throughout, the property features multiple reception rooms, a generous fitted kitchen, and five well-proportioned bedrooms - ideal for growing families or those seeking versatile living arrangements. Further benefits include a private rear garden, and off-road parking. Perfectly positioned just minutes from the M4 corridor, the home offers excellent transport links to Cardiff, Bristol, and beyond making it ideal for commuters. Local amenities are plentiful, with Spytt Retail & Leisure Park just a stone's throw away, offering shopping, dining, and leisure facilities. The world-renowned Celtic Manor Resort is also nearby, providing luxury golf, spa, and hospitality experiences. Families will appreciate the close proximity to well-regarded local schools, beautiful parks, and a range of everyday conveniences, all of which contribute to the property's outstanding location and lifestyle appeal.



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KEY FEATURES

- Detached
- Five double bedrooms
- Principle En Suite
- Separate dining room
- Parking for multiple vehicles
- Great views



STEP INSIDE

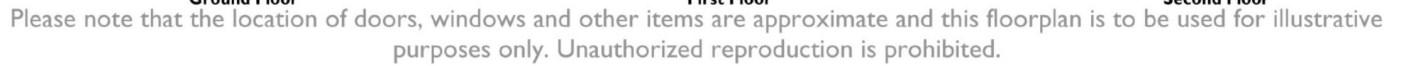


You're welcomed into a bright and airy entrance hall that immediately sets a warm and inviting tone.

To the right, a large lounge provides the perfect space for relaxation, with ample room for the whole family and an abundance of natural light.

Across the hall, you'll find a separate kitchen diner - well-equipped and stylishly finished, it's an ideal space for family meals, casual dining, or entertaining guests, along with a separate dining room and downstairs WC.

Off the main hallway, a staircase leads to the first-floor where you'll find four generously sized double bedrooms, all beautifully presented and offering flexibility for growing families or home office use.



You also have access to the second floor which benefits from a very large loft bedroom.

Throughout the home, the generous room sizes and clever layout ensure a natural flow, making everyday living both practical and enjoyable. With its spacious interiors and versatile accommodation, Sunningdale Court offers a perfect blend of elegance, comfort, and functionality.

STEP OUTSIDE



Occupying a generous and private plot, the rear garden is perfect for summer entertaining or unwinding in peace. The garden is split-level in design, offering distinct zones for dining, play, and relaxation. A patio area directly off the kitchen diner and family lounge create the ideal setting for al fresco meals or morning coffees, seamlessly leading up to a well-maintained lawn, perfect for children or pets to enjoy.

Wrap-around access from the front to rear adds convenience and enhances the flow of the outdoor space. Whether you're hosting guests or simply enjoying a quiet moment, this garden offers a sense of seclusion while still being incredibly functional.

To the front, the property benefits from generous parking provisions, comfortably accommodating multiple vehicles. The overall layout has been thoughtfully planned to maximise both space and sun, making the exterior of Sunningdale Court just as appealing as the interior.

This outdoor haven perfectly complements the spacious living with a private, sunlit garden in a prime Newport location.

AGENT'S NOTE

The vendors pay a contribution towards maintenance of the shared access road should any repairs be required.

INFORMATION

Postcode: NP19 9GA

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

At the Coldra Roundabout, take the 2nd exit from M4 Junction 24 East onto Chepstow Road/B4237. Continue for 1 mile until turning right onto Springfield Drive, opposite Man of Gwent, where the property will be located on your left-hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	70	78
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.