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Highfield Gardens, Bassaleg Newport

offers in excess of £550,000

 **black**

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About the property

Superb and rarely available deceptively spacious family home located in this highly sought after location within the popular village of Bassaleg. Flexible, extended, updated & improved high specification split level property. Accommodation briefly comprises of a hallway, shower room and two bedrooms to the ground floor, sitting room, refitted contemporary kitchen/breakfast room with dining area off and an impressive 26'11 x 12'10 living room. Two further bedrooms and family bathroom to the first floor. Further principal bedroom suite with ensuite bathroom and dressing room. Front gardens with driveway and an enclosed South facing garden with an outside shower room/WC. Fantastic open countryside views to the rear. Conveniently situated for Bassaleg Comprehensive School and popular pubs/restaurants. Ideal for commuting with easy access to the M4.

Accommodation

Hallway

Enter via an opaque double glazed door to hallway. Doors to shower room and bedrooms. Wood laminate flooring. Radiator. Stairs to first floor and lower ground floor.

Shower Room

Comprising corner shower cubicle with rainfall shower head and further shower attachment, close coupled WC and wash hand basin set in vanity unit. Ceramic tile flooring. Visibly fully tiled walls. Opaque double glazed window to side elevation.

Study/bedroom Five

9' 9" x 7' 11" (2.97m x 2.41m)

Double glazed window to front elevation. Wood laminate flooring. Radiator.

Reception Room/bedroom Four

16' 11" x 8' 4" (5.16m x 2.54m)

Double glazed window to front elevation. Wood laminate flooring. Radiator. Large UPVC double glazed window to side elevation.

Lower Ground Floor

Glazed doors to sitting room, storage cupboard and kitchen.

Sitting Room

15' 11" x 12' 2" (4.85m x 3.71m)

UPVC double glazed patio doors to rear garden. Ceramic tile flooring. Under floor heating. Fireplace with gas fire. Radiator.

Kitchen/breakfast Room

19' 4" x 13' 6" (5.89m x 4.11m)

Refitted and extended contemporary style Wren handleless, high gloss grey units including base units with granite worktops incorporating a sink bowl and drainer. Larder units. Further wash hand basin. Space for American style fridge freezer. Integrated Neff oven, Bosch dishwasher and washing machine. Feature centre island with Granite worktop/breakfast bar with further storage under. Integrated five ring gas hob with cooker hood over. Ceramic tile flooring with under floor heating. Door to living room. Open to dining area.





Dining Area

6' 2" x 14' 4" (1.88m x 4.37m)

UPVC double glazed patio doors to side elevation.

Large UPVC double glazed window to rear elevation..

Ceramic tile flooring. Under floor heating.

Living Room

26' 11" x 12' 10" (8.20m x 3.91m)

An impressive large light and airy room which has a UPVC double glazed window to the rear, three UPVC double glazed windows to the side and one the front elevation with UPVC double glazed door. Ceramic tile flooring. Radiator.

First Floor Landing

Doors to bedrooms and family bathroom. Stairs to principal bedroom.

Bedroom Two

14' 1" x 11' 5" (4.29m x 3.48m)

UPVC double glazed window to rear elevation. Wood laminate flooring. Radiator. Fitted wardrobes.

Bedroom Three

14' 4" x 10' 10" (4.37m x 3.30m)

UPVC double glazed window to rear elevation.

Radiator. Wood laminate flooring.



Family Bathroom

Comprising a P shaped bath with electric shower rover, mixer taps with further shower attachment, close coupled WC and pedestal wash hand basin. Ceramic tile flooring. Tiled walls. Opaque window to side elevation. Door to airing cupboard sousing a wall mounted Worcester gas boiler. Heated towel rail.

Bedroom One/principal Suite

15' 6" x 12' 11" (4.72m x 3.94m)

Opaque double glazed windows to front and side elevations. Wood laminate flooring. Vertical radiator. Doors to ensuite bathroom and dressing room.

Ensuite Bathroom

Comprising wash hand basin set in vanity unit, close coupled WC and corner bath. Ceramic tile flooring. Visibly tiled walls. Roof light.

Dressing Room

8' 4" max x 9' 1" (2.54m max x 2.77m)

Wood laminate flooring. Roof light



Outside

Front - Block paved driveway with paved pathway to the front of the property leading to a storm porch. Pathway to side.

Side - Pathway leading to rear garden which is mainly laid to lawn. Storage shed.

Rear - An enclosed South facing garden which is mainly laid to lawn with mature shrubs and trees to borders. Patio area. Door to outside shower room which has a shower cubicle, wash hand basin and close coupled WC.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.