



Webley Close, guide price £400,000-£415,000

- Guide Price £400,000 to £415,000
- Family Bathroom and Additional Wc
- Impressive Spacious Living Throughout
- Home Office
- Low Maintenance Rear Garden
- Driveway For Multiple Cars
- Single Garage
- Close to Local Shops, Schools and Transport Links
- EPC Rating: C



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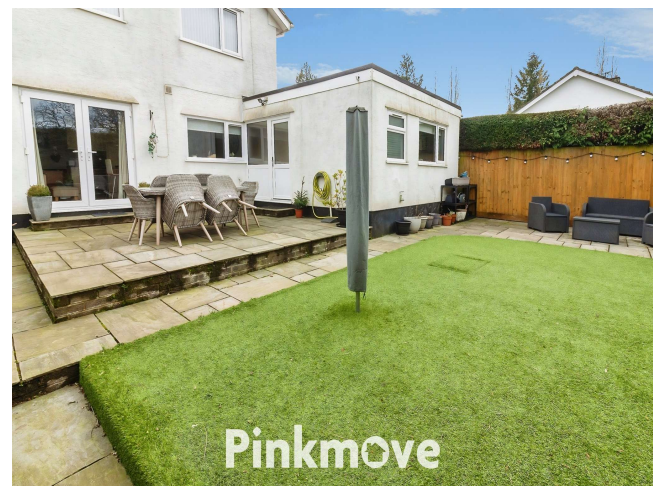
About the property

This superb four-bedroom detached family home, situated in the sought-after area of Webley Close, Caerleon, offers generous living accommodation, modern interiors and excellent versatility throughout.

The ground floor boasts a spacious dual-aspect lounge/diner, providing the perfect setting for both relaxing and entertaining. At the heart of the home is a stylish open-plan kitchen/diner, designed with modern family living in mind. Additional ground floor accommodation includes a convenient WC, a dedicated home office ideal for remote working, and access to the integral garage. Upstairs, four well-proportioned bedrooms are complemented by a contemporary family bathroom featuring both a bath and separate shower cubicle.

Outside, the enclosed rear garden has been thoughtfully landscaped for easy maintenance, offering a combination of patio seating areas and artificial lawn, ideal for enjoying outdoor living all year round. To the front, a substantial driveway provides parking for multiple vehicles and leads to the single garage.

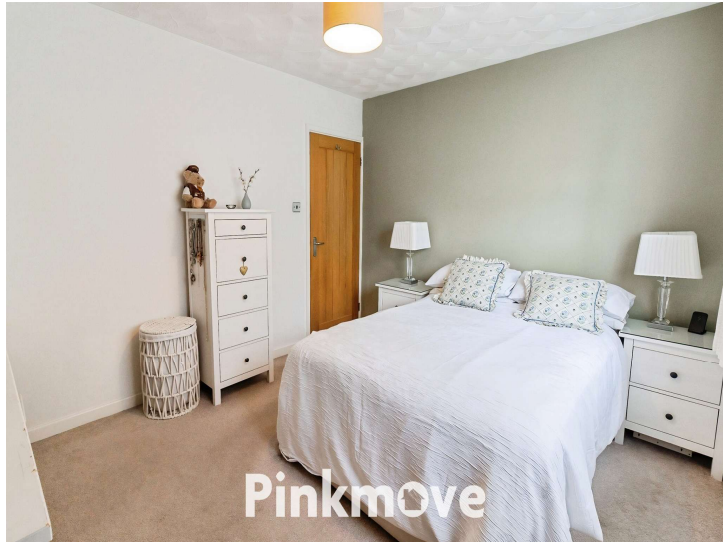
Conveniently positioned within one of Caerleon's most desirable residential locations, the property enjoys easy access to a range of local amenities, well-regarded schools and excellent transport connections. Nearby shops cater for everyday needs, while regular bus services provide straightforward access to Newport city centre and surrounding areas, making this an ideal home for families and commuters alike



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Accommodation

Lounge/Diner

18' 7" x 21' 2" (5.66m x 6.45m)
Max Measurements

Kitchen/Diner

13' 3" x 21' 7" (4.04m x 6.58m)

Downstairs Wc

6' 3" x 3' 11" (1.91m x 1.19m)

Office

9' 5" x 9' 4" (2.87m x 2.84m)

Bedroom 1

10' 4" x 11' 9" (3.15m x 3.58m)

Bedroom 2

10' 4" x 11' 10" (3.15m x 3.61m)

Bedroom 3

10' 2" x 9' 1" (3.10m x 2.77m)

Bedroom 4

10' 5" x 8' 9" (3.17m x 2.67m)

Bathroom

7' 11" x 7' 8" (2.41m x 2.34m)

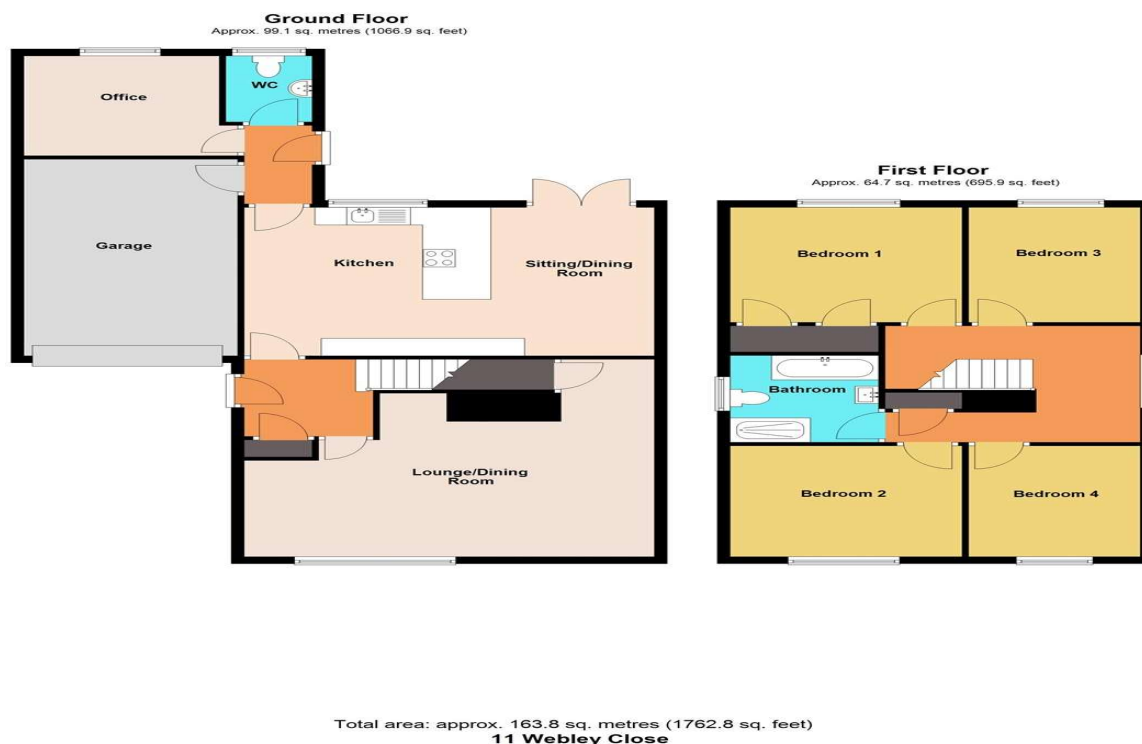
Garage

18' 7" x 11' (5.66m x 3.35m)

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Floorplan



Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

Important Information

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