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## Diana Grove

Guide Price £440,000 to £450,000

- Three Reception Rooms
- Impressive Open-Plan Kitchen/Diner
- Conservatory
- Multicar Driveway
- Solar Panels and Sprinkler System
- Enclosed Rear Garden
- Close to Local Shops, Schools and Transport Links
- EPC Rating: C



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## About the property

Nestled within the desirable Diana Grove in Caerleon, this beautifully presented four-bedroom detached home offers generous living space in a sought-after residential area. Caerleon itself provides an excellent selection of local shops, cafés and amenities, along with highly regarded primary and secondary schools, making it an ideal location for families. Convenient transport links offer easy access to Newport, Cwmbran and the M4 corridor.

To the front of the property, a cosy sitting room creates a warm welcome. Following the hallway, a second reception room offers a versatile space perfectly suited as a home office or playroom. A third, larger reception room provides a comfortable lounge ideal for relaxation. To the rear, an impressive open-plan kitchen diner forms the heart of the home, leading to a separate utility room and a convenient downstairs shower room. French doors from the dining area open into a bright conservatory, enhancing the feeling of light and space. Upstairs, four well-proportioned bedrooms offer flexibility for family life, with the master bedroom benefiting from its own en-suite shower room. A spacious family bathroom with both bath and shower serves the remaining bedrooms.

The property features a sprinkler system for added safety along with solar panels for energy efficiency. Externally, an enclosed rear garden provides a private outdoor retreat, while a large driveway offers ample parking for multiple vehicles.





## Accommodation

### Lounge

17' 1" x 10' 5" ( 5.21m x 3.17m )

### Sitting Room

13' 5" x 9' 8" ( 4.09m x 2.95m )

### Office/Playroom

7' x 9' 8" ( 2.13m x 2.95m )

### Kitchen/Diner

13' 7" x 20' 3" ( 4.14m x 6.17m )

### Utility

7' 11" x 6' 9" ( 2.41m x 2.06m )

### Shower Room

5' 3" x 6' 9" ( 1.60m x 2.06m )

### Conservatory

7' 10" x 9' 2" ( 2.39m x 2.79m )

### Bedroom 1

14' 2" x 10' 5" ( 4.32m x 3.17m )

Max Measurements

**En-Suite** 8' 5" x 5' 8" ( 2.57m x 1.73m )

### Bedroom 2

18' 3" x 9' 8" ( 5.56m x 2.95m )

### Bedroom 3

16' 3" x 9' 7" ( 4.95m x 2.92m )

### Bedroom 4

10' 10" x 9' 2" ( 3.30m x 2.79m )

### Bathroom

12' 7" x 7' 9" ( 3.84m x 2.36m )

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## Floorplan

### Ground Floor

Approx. 88.1 sq. metres (948.1 sq. feet)



### First Floor

Approx. 81.1 sq. metres (872.8 sq. feet)



Total area: approx. 169.2 sq. metres (1821.0 sq. feet)  
**2 Diana Grove**

## Important Information

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