

# crook & blight

moving on

## Orchard Lodge Old Chepstow Road Newport, NP18 2ND



**£530,000**

**EXCEPTIONAL, INDIVIDUALLY DESIGNED FAMILY HOUSE**

**VERY SHORT DRIVE TO M4**

**STUNNING FAMILY KITCHEN DINER**

**THREE BATHROOMS (TWO EN-SUITE)**

**LARGE GARAGE**

**HIGHLY SOUGHT AFTER LOCATION WITHIN EXCELLENT SCHOOL CATCHMENT**

**SIX DOUBLE BEDROOMS**

**LARGE HALL & TWO FURTHER RECEPTION ROOMS**

**LARGE FRONT GARDEN WITH GATED DRIVEWAY**

**ATTRACTIVE, EASILY MAINTAINED REAR GARDEN**

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Superbly located in an exceptionally sought after location a very short drive from the M4 and within excellent school catchment, this outstanding, individually designed, highly spacious detached family house offers SIX BEDROOM executive accommodation. The property is accessed via a large gated driveway and further benefits from large garage, exceptional family kitchen diner, two further reception rooms and three bathrooms. Very highly recommended.

## ACCOMMODATION

### Hallway

Very large hallway with uPVC double glazed entrance door and side screen, marble tiled floor, storage cupboard, courtesy door to garage and stairs to first floor with glass balustrade.

### Cloakroom

Excellent size cloakroom with low level w.c. and wash hand basin in vanity unit with good storage, tiled floor, heated towel rail, uPVC double glazed side window.

### Living Room 20' 6" x 13' 3" (6.24m x 4.04m)

Spacious reception room with uPVC double glazed front bay window and feature fireplace.

### Kitchen Diner 27' 6" x 23' 6" (8.38m x 7.16m) max.

Stunning family room with quality fitted wall and base units, granite work surfaces and upstands, island unit with two circular sinks and mixer tap, five ring stainless steel gas hob and double electric oven, stainless steel chimney cooker hood over, integrated dishwasher, travertine tiled floor, uPVC double glazed rear window and door. Open to orangery style dining area with feature roof lantern, uPVC double glazed windows and French doors to garden.

### Sitting Room 13' 3" x 11' 6" (4.04m x 3.50m)

Attractive second reception room with uPVC double glazed French doors to garden.

### First Floor Landing

Feature uPVC double glazed side window, stairs to second floor, glass balustrades.

### Bedroom 1 16' 9" x 16' 6" (5.10m x 5.03m)

Master bedroom with uPVC double glazed front window and dressing area with mirror fronted wardrobes.

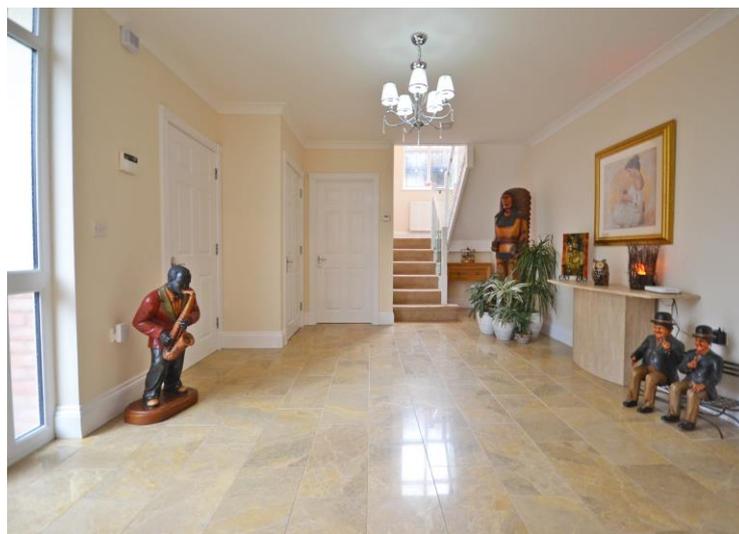
### En-Suite

White low level w.c. and wash hand basin in vanity unit, tiled surrounds, fully tiled shower, tiled floor, chrome heated towel radiator, uPVC double glazed side window.

### Bedroom 2 13' 3" x 13' 0" (4.04m x 3.96m)

Large second bedroom with uPVC double glazed rear window.

### En-Suite



White w.c. and wash hand basin in vanity unit, fully tiled double shower, tiled floor, chrome heated towel radiator, uPVC double glazed side window.

**Bedroom 3** 13' 3" x 11' 9" (4.04m x 3.58m)

Spacious bedroom with uPVC double glazed front window.

**Bedroom 4** 11' 9" x 11' 0" (3.58m x 3.35m)

Excellent size bedroom with uPVC double glazed front window and built in wardrobe.

**Bedroom 5** 11' 6" x 9' 6" (3.50m x 2.89m)

Fifth double bedroom with uPVC double glazed rear window.

**Family Bathroom**

Spacious bathroom with white suite comprising jacuzzi bath, low level w.c. and wash hand basin in vanity unit, tiled shower, tiled floor, chrome heated towel radiator, uPVC double glazed rear window.

**Second Floor Landing**

Glass balustrade.

**Bedroom 6** 21' 0" x 10' 9" (6.40m x 3.27m)

Very spacious loft bedroom with two double glazed Velux windows.

**Outside**

Superb lawned front garden with flower and shrub borders. Large gated block paved driveway leading to large garage with electric door, power, light, Worcester gas fired combination boiler and utility area with plumbing for washing machine. Very attractive, easily maintained rear garden with two paved seating areas, lawn, flower and shrub borders, summer house and luxury greenhouse.





GROUND FLOOR



3RD FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as such on any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metaplan 5007C.





Orchard Lodge, Old Chepstow Road, Langstone, NEWPORT, NP18 2ND

<b>Dwelling type:</b>	Detached house	<b>Reference number:</b>	8899-2243-3039-2827-2943
<b>Date of assessment:</b>	24 November 2014	<b>Type of assessment:</b>	SAP, new dwelling
<b>Date of certificate:</b>	24 November 2014	<b>Total floor area:</b>	227 m <sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

**Estimated energy costs of dwelling for 3 years:**

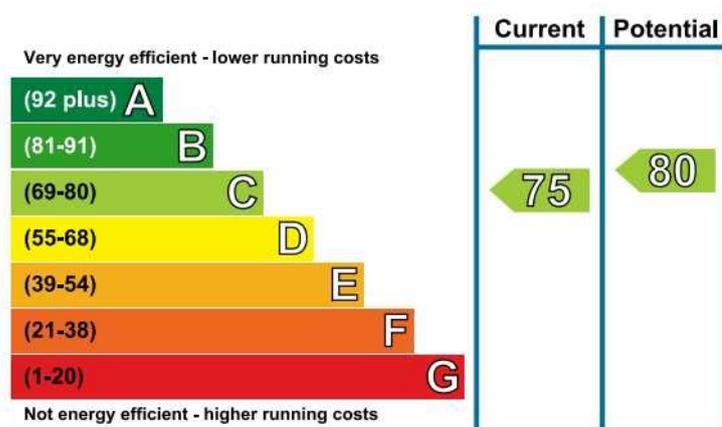
**£ 3,495**

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 285 over 3 years	£ 285 over 3 years	Not applicable
Heating	£ 2,802 over 3 years	£ 2,802 over 3 years	
Hot Water	£ 408 over 3 years	£ 408 over 3 years	
<b>Totals</b>	<b>£ 3,495</b>	<b>£ 3,495</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 822