

**Highclear House Old Hill
Newport, NP18 1JZ**



£450,000

OUTSTANDING DETACHED FAMILY HOUSE

FIVE DOUBLE BEDROOMS

TWO RECEPTION ROOMS

UTILITY ROOM & CLOAKROOM

DRIVEWAY TO GARAGE

SOUGHT AFTER LOCATION A SHORT DRIVE FROM M4

FOUR STYLISH BATHROOMS

STUNNING FAMILY KITCHEN BREAKFASTROOM

LAWNED GARDENS

OUTLOOK OVER THE RIVER USK TOWARDS CAERLEON

Outstanding, exceptionally spacious, high specification FIVE BEDROOM, FOUR BATHROOM detached family property superbly located in sought after Christchurch, a very short drive from the M4 at Junction 24. The property benefits from two reception rooms, stunning family kitchen with bi-fold doors, utility room and cloakroom. Highly recommended.

ACCOMMODATION

Hall ()

Feature hardwood stain glass leaded entrance door and side screens, feature tiled floor, underfloor heating, staircase with spindled balustrade and newel post.

Living Room 4.88m x 3.81m (16' 0" x 12' 06")

Feature exposed brick fireplace with oak mantel, attractive wood burner, double glazed leaded side windows, double glazed leaded front window with views towards the church, wired for five wall lights and ceiling light, underfloor heating.

Family Room 4.88m x 3.35m (16' 0" x 11' 0")

Double glazed leaded front window, attractive outlook, wired for four wall lights and ceiling light, wired for wall mounted television, underfloor heating, open to:-

Open Plan Kitchen & Diningroom 9.22m x 3.81m (30' 03" x 12' 06")

Superb open plan luxury kitchen and diningroom opening directly into the familyroom, bi-folding doors to rear patio and lawned garden.

Dining Area ()

Feature tiled floor with underfloor heating, bi-folding doors to patio and lawned garden, low voltage lighting, wired for wall mounted television.

Kitchen Area ()

Attractive fitted with an extensive range of white gloss finished floor and wall cupboard and drawer units, granite work surfaces and upstands, matching island unit with cupboards, drawers and ceramic four ring hob, inset one and half sinks with mixer tap, bank of three quarter height larder and cupboards housing microwave, double oven and grill, integrated fridge, freezer and dish washer, feature tiled floor with underfloor heating, low voltage lighting, double glazed rear window.

Utility Room ()

Fitted white finished base cupboards, roll top work surfaces, plumbed for washing machine, inset stainless steel drainer sink unit, extractor fan, Glow-Worm gas fired boiler, double glazed rear window, low voltage lighting, feature tiled floor, double glazed stain glass rear door.

Cloakroom/w.c ()

Contemporary white suite, close coupled w.c., wash basin, chrome radiator rail, tiled floor, low voltage lighting, double



glazed leaded side window.

First Floor Landing ()

Landing Study Area 4.19m x 1.83m (13' 09" x 6' 0")

Spacious landing with large study area, double glazed rear window enjoying a delightful outlook over the River Usk, Caerleon and Twm Barlum mountain, staircase with spindled balustrade and newel post, radiator, low voltage lighting.

Master Bedroom 4.65m x 4.27m (15' 03" x 14' 0")

Double glazed leaded front window, walk-in wardrobe, radiator.



En Suite Bathroom 5.64m x 2.97m (18' 06" x 9' 09")

Superb spacious luxury bathroom with contemporary white suite, Travertine style tiled walls and floor, free standing bath, large walk-in shower enclosure, twin wash basins in vanity unit, chrome radiator rail, extractor fan, double glazed window, low voltage lighting.

Bedroom 2 4.27m x 3.73m (14' 0" x 12' 03")

Double glazed rear window enjoying a delightful outlook over the River Usk, Caerleon and Twm Barlum mountain, radiator.



Bedroom 3 4.42m Min x 3.58m (14' 06" Min x 11' 09")

Double glazed leaded front window, pleasant outlook, radiator.

En Suite ()

Contemporary white suite, wash basin in vanity unit, close coupled w.c., corner shower enclosure, ceramic tiled floor, extractor fan, low voltage lighting, chrome radiator rail.

Family Bathroom 3.05m x 2.90m (10' 0" x 9' 06")

Luxury bathroom with contemporary white suite, Travertine style tiled walls and floor, free standing bath, large walk-in shower enclosure, twin wash basins in vanity unit, chrome radiator rail, extractor fan, double glazed window, low voltage lighting.

Second Floor ()

Staircase with spindled balustrade and newel post, low voltage lighting.

Bedroom 4 4.50m x 4.27m (14' 09" x 14' 0")

Velux double glazed window enjoying a delightful outlook over the River Usk, Caerleon and Twm Barlum mountain, radiator, low voltage lighting, access to eaves.



Bedroom 5 4.50m x 2.90m (14' 09" x 9' 06")

Velux double glazed window enjoying a delightful outlook over the River Usk, Caerleon and Twm Barlum mountain, radiator, low voltage lighting, access to eaves, double glazed leaded side window.

Shower Room ()

Contemporary white suite, wash basin in vanity unit, close coupled w.c., corner shower enclosure, ceramic tiled floor, extractor fan, low voltage lighting, chrome radiator rail





Energy Performance Certificate



Highclear House, Old Hill, Christchurch, NEWPORT, NP18 1JZ

Dwelling type:	Detached house	Reference number:	0119-3818-7770-9207-8995
Date of assessment:	08 March 2013	Type of assessment:	SAP, new dwelling
Date of certificate:	09 September 2013	Total floor area:	243 m ²

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

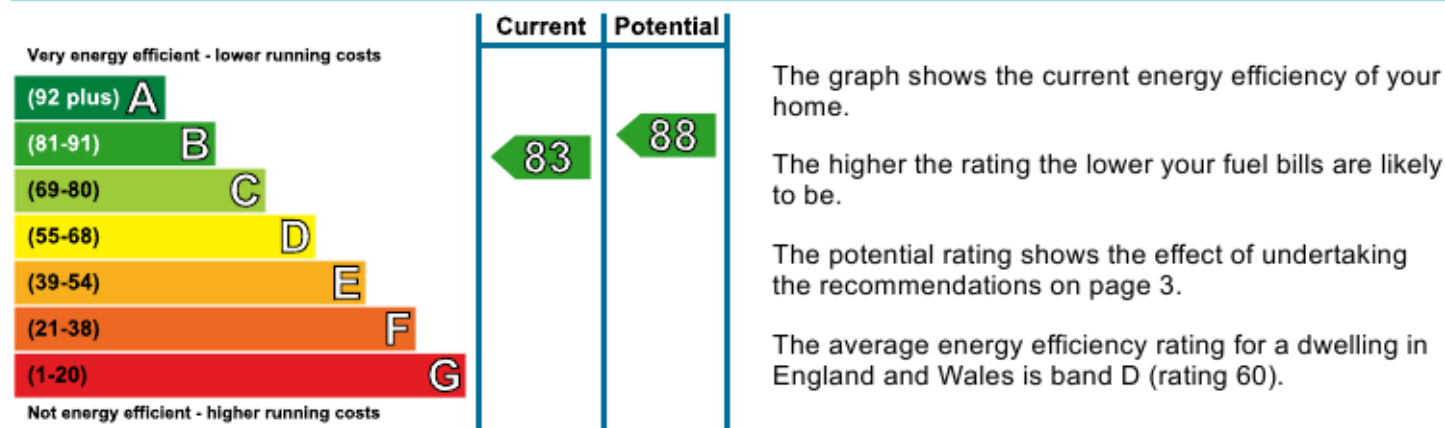
Estimated energy costs of dwelling for 3 years:	£ 2,643
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Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 279 over 3 years	£ 279 over 3 years	Not applicable
Heating	£ 2,172 over 3 years	£ 2,172 over 3 years	
Hot Water	£ 192 over 3 years	£ 192 over 3 years	
Totals	£ 2,643	£ 2,643	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



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	£9,000 - £14,000	£ 699