

**3 Hazel Tree Grove
Newport, NP20 5EW**



£430,000

STUNNING HIGH-SPEC EXECUTIVE FAMILY HOUSE

SHORT DRIVE TO M4

THREE BATHROOMS

UTILITY ROOM & CLOAKROOM

ATTRACTIVE, EASILY MAINTAINED GARDENS

SOUGHT AFTER LOCATION OFF RIDGEWAY

FOUR BEDROOMS

FAMILY KITCHEN BREAKFASTROOM

TWO RECEPTION ROOMS

LARGE GARAGE WITH KITCHEN & W.C. OFF

A stunning, high specification executive family house offering four bedroom, three bathroom luxury accommodation in this exceptionally popular modern development just off Ridgeway, a short drive from the M4 and within walking distance of the city centre and train station. The property has been greatly upgraded and benefits from family kitchen breakfastroom, two good size reception rooms, utility room, feature reception hallway and gallery landing and a large double/triple garage with kitchen and w.c. off. Highly recommended and realistically priced to sell.

ACCOMMODATION

Reception Hallway

Feature hallway with uPVC double glazed front bay window, double glazed entrance door, tiled floor and stairs to the first floor with spindled balustrade and newel post.

Cloakroom

White w.c. with hidden cistern, wash hand basin, tiled surrounds, tiled floor, inset ceiling spotlights, uPVC double glazed front window.

Living Room 16' 0" x 15' 6" (4.87m x 4.72m)

Superb, well proportioned reception room with stunning feature gas fire and surround and uPVC double glazed French doors to garden.

Sitting Room 12' 0" x 12' 0" (3.65m x 3.65m) max.

Sitting or dining room with uPVC double glazed front bay window.

Kitchen Breakfastroom 21' 3" x 13' 3" (6.47m x 4.04m) max.

Family kitchen breakfastroom fitted with a stylish range of wall and base units, roll top work surfaces and matching upstands, inset one and a half stainless steel drainer sink unit with mixer tap, five ring AEG stainless steel gas burner with chimney cooker hood over, two AEG stainless steel electric ovens and integrated AEG stainless steel microwave, integrated fridge freezer, integrated dishwasher, tiled floor, inset ceiling spotlights, uPVC double glazed French doors to garden, uPVC double glazed rear window.

Utility Room

Matching wall and base units, roll top work surfaces and matching upstands, inset one and a half stainless steel drainer sink unit with mixer tap, plumbing for washing machine, cupboard housing Ideal gas fired combination boiler, tiled floor, uPVC double glazed front window, double glazed side door.

First Floor Landing

Superb gallery landing with two uPVC double glazed front windows, spindled balustrade and newel post and storage cupboard.

Bedroom 1 14' 0" x 11' 3" (4.26m x 3.43m)

Master bedroom with uPVC double glazed window and built in wardrobes.



En-Suite

White w.c. with hidden cistern, wash hand basin, double shower, fully tiled walls and floor, chrome heated towel radiator, inset ceiling spotlights, uPVC double glazed rear window.

Bedroom 2 10' 3" x 10' 0" (3.12m x 3.05m)

uPVC double glazed window and built in wardrobes.

En-Suite

White w.c. with hidden cistern, wash hand basin, shower, fully tiled walls and floor, chrome heated towel radiator, uPVC double glazed window.

Bedroom 3 12' 0" x 9' 9" (3.65m x 2.97m)

Two uPVC double glazed front windows and built in wardrobes.

Bedroom 4 10' 3" x 7' 3" (3.12m x 2.21m)

Fitted with stylish, high specification study furniture, uPVC double glazed rear window.

Family Bathroom

White suite comprising w.c. with hidden cistern, wash had basin and panelled bath, fully tiled walls and floor, chrome heated towel radiator, uPVC double glazed window.

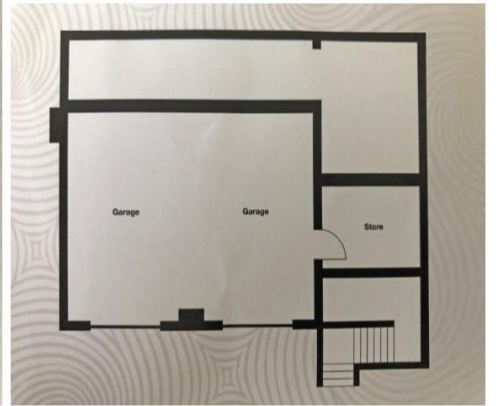
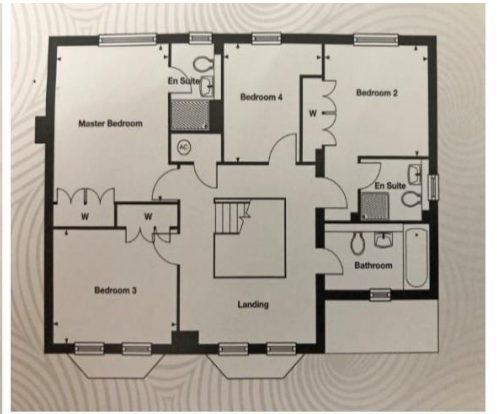
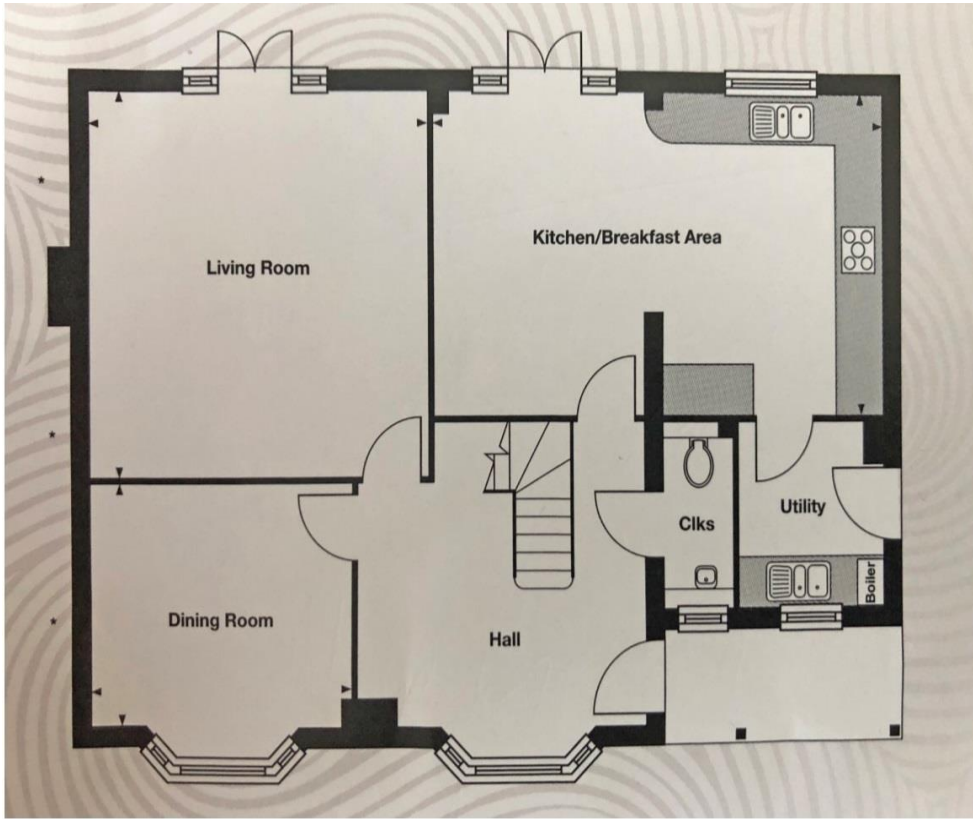
Garage 26' 0" x 20' 3" (7.92m x 6.17m)

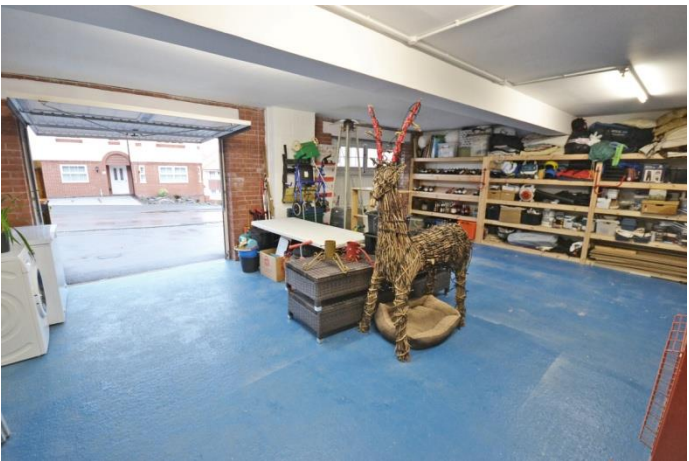
Large double/triple garage with power, light and shelving. Utility room/kitchen with fitted wall and base units, roll top work surfaces, ceramic sink and mixer, plumbing for washing machine, white low level w.c.

Outside

Lawned front garden with shrub border. Wide driveway providing excellent off road parking. Attractive, easily maintained rear garden with lawn, large paved patio and shrub borders.







Energy Performance Certificate



3, Hazel Tree Grove, NEWPORT, NP20 5EW

Dwelling type: Detached house
Date of assessment: 29 February 2016
Date of certificate: 29 February 2016

Reference number: 2818-8029-7332-4726-8964
Type of assessment: SAP, new dwelling
Total floor area: 175 m²

Use this document to:

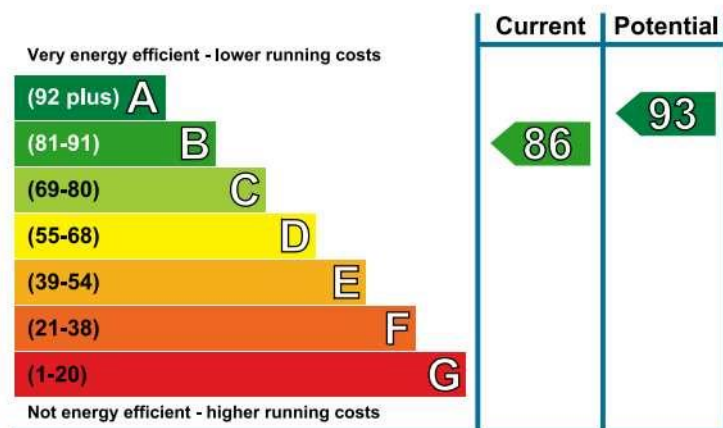
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,662
Over 3 years you could save	£ 159

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 252 over 3 years	£ 252 over 3 years	
Heating	£ 1,047 over 3 years	£ 1,056 over 3 years	
Hot Water	£ 363 over 3 years	£ 195 over 3 years	
Totals	£ 1,662	£ 1,503	

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 water heating	£4,000 - £6,000	£ 162
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 876