

**53 Fields Road
Newport, NP20 5BP**



£575,000

STUNNING, SUBSTANTIAL PERIOD HOUSE

**SHORT DRIVE TO M4 & BRIEF WALK TO CITY
CENTRE & TRAIN STATION**

THREE RECEPTION ROOMS

UTILITY ROOM & CLOAKROOM

"IN & OUT" DRIVEWAY & LARGE GARAGE

**EXCEPTIONALLY SOUGHT AFTER WEST SIDE
LOCATION**

FIVE BEDROOMS

HIGH-SPEC KITCHEN BREAKFASTROOM

**STYLISHLY REFURBISHED FIRST FLOOR FAMILY
BATHROOM**

**STUNNING LAWNED GARDENS & FEATURE
GREENHOUSE**

An outstanding, substantial period house offering five bedroom, three reception room family accommodation in this exceptionally sought after residential location a short drive from the M4 and a brief walk from the city centre and train station. The property further benefits from period hallway, high specification kitchen breakfastroom, utility room, ground floor cloakroom, stylish first floor bathroom, in and out driveway, large garage, stunning large gardens with feature greenhouse, uPVC double glazing and gas combination central heating. Highly recommended.

ACCOMMODATION

Porch

uPVC double glazed entrance door and windows, original tiled floor, feature glazed door to;

Hallway

Superb period hallway with panelled walls, feature staircase to the first floor, plate rail and large cloaks cupboard.

Cloakroom

White low level w.c. and pedestal wash hand basin, fully tiled walls and floor, storage under stairs, chrome towel radiator, uPVC double glazed rear window.

Dining Room 14' 0" x 12' 0" (4.26m x 3.65m)

uPVC double glazed front bay window with stained glass lights, ceiling cornice, picture rail, glazed double doors to;

Living Room 16' 9" x 12' 0" (5.10m x 3.65m)

Spacious second reception room with uPVC double glazed rear bay window incorporating stained glass lights, feature fireplace, ceiling cornice and picture rail.

Sitting Room 16' 6" x 15' 0" (5.03m x 4.57m)

Very attractive third reception room with stunning recessed period fireplace, uPVC double glazed front bay window with stained glass leaded lights and ceiling cornice.

Kitchen Breakfastroom 16' 6" x 12' 6" (5.03m x 3.81m)

High specification family kitchen with attractive fitted wall and base units, granite work surfaces and upstands, tiled surrounds, inset Belfast sink with mixer tap, five ring range cooker, integrated Bosch dishwasher, integrated fridge, integrated wine fridge, tiled floor, inset ceiling spotlights, uPVC double glazed rear window with pleasant outlook over garden.

Utility Room

Wall and base units, roll top work surfaces, tiled surrounds, inset one and a half drainer sink unit with mixer tap, plumbing for washing machine, tiled floor, walk in pantry, cupboard housing Vaillant gas fired combination boiler, sky light, access to garage, uPVC double glazed door to garden.

First Floor Landing

Open landing with uPVC double glazed stained glass rear window, feature spindled balustrade and storage cupboard.



Bedroom 1 16' 6" x 12' 0" (5.03m x 3.65m)

uPVC double glazed front bay window, built in wardrobes.

Bedroom 2 16' 6" x 12' 0" (5.03m x 3.65m)

uPVC double glazed front bay window, attractive fitted wardrobes.

Bedroom 3 14' 0" x 11' 9" (4.26m x 3.58m)

uPVC double glazed rear bay window, attractive fitted wardrobes.

Bedroom 4 12' 6" x 12' 0" (3.81m x 3.65m)

Fourth double bedroom with uPVC double glazed rear window and wash hand basin in vanity unit.

Bedroom 5 9' 9" x 7' 6" (2.97m x 2.28m)

uPVC double glazed front window.

Family Bathroom

Stylishly refurbished with claw foot bath, wash hand basin in vanity unit and low level w.c., wet room style shower, fully tiled walls and floor, inset ceiling spotlights, chrome heated towel radiator, two uPVC double glazed windows.

Outside

Pleasant front garden with block paved "in and out" driveway and excellent size garage. Stunning lawned rear gardens with large paved seating area, feature steps to lower levels, attractive flower and shrub borders, timber shed and stunning Hartley Botanic greenhouse and covered seating area worth around £20,000.





This floor plan illustration is an approximation of existing structures and features and is provided for convenience only with the permission of the seller. All measurements are approximate and not guaranteed to be exact or to scale. Buyer should confirm measurements using their own source
 Plan produced using PlanUp.

53 Fields Road





Energy Performance Certificate



53, Fields Road, NEWPORT, NP20 5BP

Dwelling type: Detached house
Date of assessment: 05 October 2018
Date of certificate: 08 October 2018

Reference number: 8978-7720-6619-5045-0902
Type of assessment: RdSAP, existing dwelling
Total floor area: 193 m²

Use this document to:

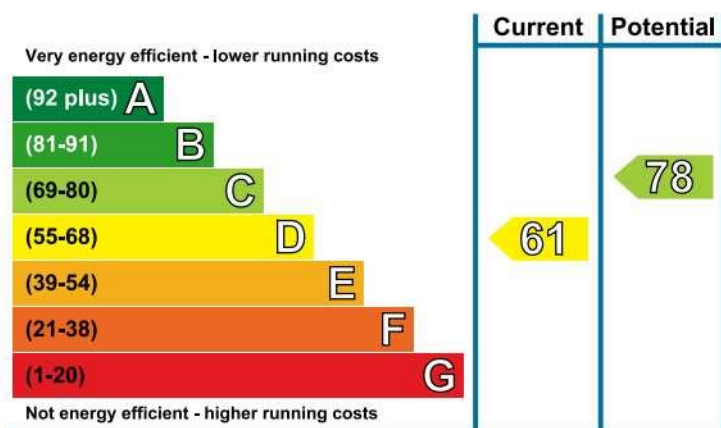
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

| | |
|--|----------------|
| Estimated energy costs of dwelling for 3 years: | £ 4,773 |
| Over 3 years you could save | £ 1,407 |

| Estimated energy costs of this home | | | |
|-------------------------------------|----------------------|----------------------|--------------------------|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 336 over 3 years | £ 336 over 3 years | |
| Heating | £ 4,038 over 3 years | £ 2,778 over 3 years | |
| Hot Water | £ 399 over 3 years | £ 252 over 3 years | |
| Totals | £ 4,773 | £ 3,366 | |

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.

Top actions you can take to save money and make your home more efficient

| Recommended measures | Indicative cost | Typical savings over 3 years |
|--|------------------|------------------------------|
| 1 Increase loft insulation to 270 mm | £100 - £350 | £ 141 |
| 2 Cavity wall insulation | £500 - £1,500 | £ 777 |
| 3 Internal or external wall insulation | £4,000 - £14,000 | £ 129 |

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.