

**6 Highfield Gardens  
Newport, NP10 8LR**



**£409,950**

**OUTSTANDING, ATTRACTIVELY IMPROVED FAMILY HOUSE**

**STUNNING LAWNED GARDENS**

**TWO/THREE RECEPTION ROOMS**

**uPVC D/G & GAS COMBINATION C/H**

**EXCELLENT SCHOOL CATCHMENT**

**SPACIOUS DETACHED PROPERTY**

**FOUR/FIVE DOUBLE BEDROOMS**

**TWO BATHROOMS & GROUND FLOOR W.C.**

**QUIET CUL-DE-SAC**

**SHORT DRIVE TO M4**



An outstanding, highly spacious and attractively improved detached family house boasting superb lawned gardens in this sought after cul-de-sac within excellent school catchment and only a short drive from the M4. The property benefits from versatile accommodation of four/five double bedrooms with two/three reception rooms. Rare opportunity. Highly recommended.

## ACCOMMODATION

### Ground Floor Hallway

uPVC double glazed entrance door and side screens, wood block flooring, stairs to garden level and first floor.

### Cloakroom

White low level w.c. and pedestal wash hand basin, fully tiled walls, uPVC double glazed side window.

### Bedroom 4 16' 9" x 8' 6" (5.10m x 2.59m)

Spacious bedroom or sitting room with uPVC double glazed front windows and three uPVC double glazed side windows.

### Bedroom 5 10' 0" x 7' 9" (3.05m x 2.36m)

Fifth double bedroom (currently used as study) with uPVC double glazed front window.

### Garden Level Hallway

Wood block flooring.

### Living Room 20' 1" x 11' 6" (6.12m x 3.50m)

Attractive reception room with uPVC double glazed patio doors to garden, feature fireplace and wood block flooring, open to;

### Dining Room 14' 6" x 8' 3" (4.42m x 2.51m)

uPVC double glazed rear window with attractive outlook, wood block flooring.

### Kitchen 10' 6" x 10' 6" (3.20m x 3.20m)

Fitted wall and base units, roll top work surfaces, tiled surrounds, inset stainless steel drainer sink unit with mixer tap, plumbing for washing machine, integrated fridge and freezer, tiled floor, storage cupboard, uPVC double glazed side window with superb views.

### First Floor Landing

Stairs to second floor.

### Bedroom 2 15' 9" x 11' 6" (4.80m x 3.50m)

Large second bedroom with fitted wardrobes and uPVC double glazed rear window and superb outlook.

### Bedroom 3 14' 0" x 11' 0" (4.26m x 3.35m)

Excellent size bedroom with fitted wardrobes and uPVC double glazed rear window boasting an attractive outlook.

### Bathroom



Family bathroom with white suite comprising pedestal wash hand basin, low level w.c. and panelled bath, fully tiled shower, uPVC double glazed side window.

## Second Floor Landing

### Bedroom 1 13' 6" x 11' 6" (4.11m x 3.50m)

Master bedroom with uPVC double glazed front window and two storage cupboards, one housing Worcester gas fired combination boiler.

### En-Suite

Stylishly refurbished with white low level w.c. and pedestal wash hand basin, fitted bathroom storage, fully tiled double shower, chrome heated towel rail, inset ceiling spotlights, two double glazed Velux windows.

### Outside

Large block paved driveway allowing excellent off road parking. Good size lawned front and side gardens with flower and shrub borders and superb paved seating area. Outstanding large lawned rear garden featuring flower and shrub borders, paved patio and feature boundary wall originally belonging to the old Highfield House.





Ground Floor



First Floor



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.







# Energy Performance Certificate

6, Highfield Gardens, Bassaleg, NEWPORT, NP10 8LR

Dwelling type: Detached house  
 Date of assessment: 01 September 2017  
 Date of certificate: 01 September 2017  
 Reference number: 0998-6035-7251-5433-7994  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 151 m<sup>2</sup>

## Use this document to:

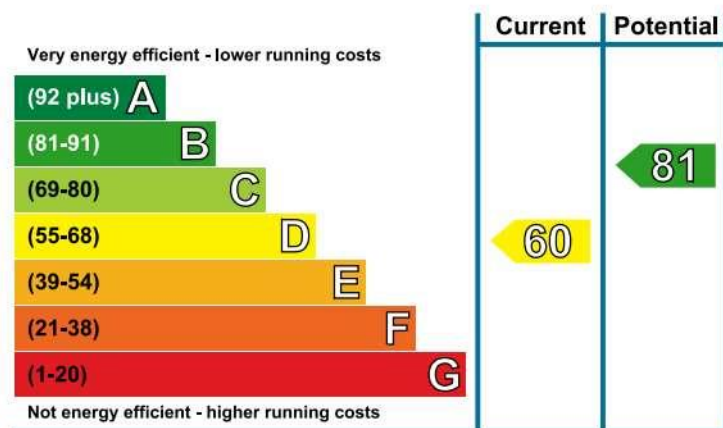
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 4,305</b>
<b>Over 3 years you could save</b>	<b>£ 1,596</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 288 over 3 years	£ 288 over 3 years	
Heating	£ 3,405 over 3 years	£ 2,079 over 3 years	
Hot Water	£ 612 over 3 years	£ 342 over 3 years	
<b>Totals</b>	<b>£ 4,305</b>	<b>£ 2,709</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.

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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 1,038	✓
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 216	✓
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 342	✓

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](http://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.