

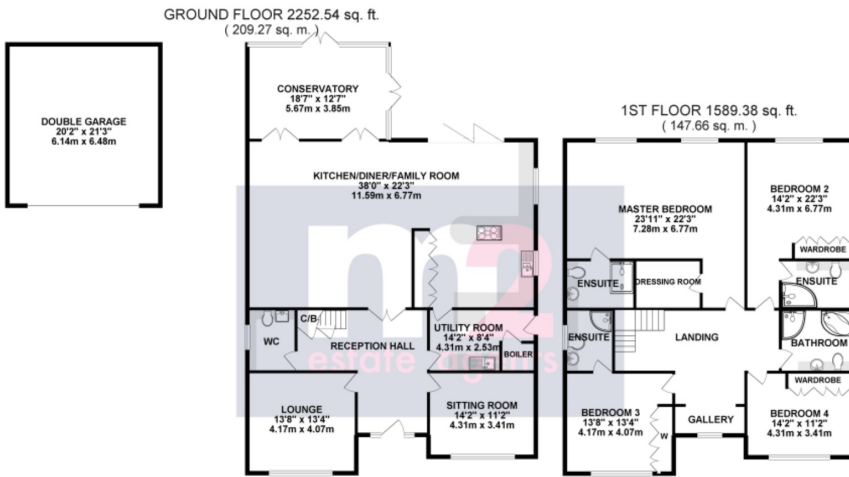
**4 Little Milton Gardens, Llanwern, Newport.
NP18 2DG
£775,000
Tenure Freehold**

- IMPOSING DETACHED FAMILY HOME
- SUBSTANTIAL FAMILY ACCOMMODATION OVER 3800 SQ FT
- RECEPTION HALL WITH GALLERIED LANDING
- SUPERB KITCHEN/DINING/FAMILY ROOM
- LOUNGE & SEPARATE SITTING ROOM
- 4 DOUBLE BEDROOMS INCLUDING MASTER BEDROOM SUITE & DRESSING ROOM
- 3 EN-SUITES & FAMILY BATHROOM
- GOODSIZE CORNER PLOT, GATED DRIVEWAY & GARAGE
- ORANGERY

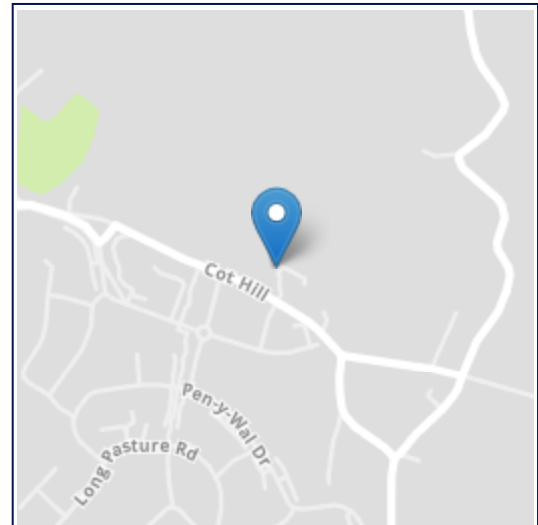
An impressive 4 double bedroom detached executive home occupying a good size corner plot on this private development of only 6 homes. The property offers generous family accommodation over approximately 3800 sq ft lying within a short distance of the Celtic Manor Resort and Junction 24 M4 providing commuters access to Bristol & Cardiff.

In brief the accommodation comprises: To the ground floor: A reception hall with turned staircase to first floor gallery, storage cupboards beneath. A porcelain tiled floor extends to the majority of the ground floor including the cloakroom/wc. The separate lounge and sitting room both enjoy an outlook to the front with the large family room forming part of the superb open plan kitchen & dining area having utility room off. The contemporary kitchen is fitted with an extensive range of wall and base units having concealed downlighting and an array of integral appliances, work surfaces extend to a peninsula island and breakfast bar. French doors provide access to an orangery over looking the rear garden. To the first floor: A large gallery landing leads to 4 generous double bedrooms, 3 having contemporary en-suites, the master having a walk in wardrobe. A family bathroom serves the remaining bedroom. Outside: electric gates lead onto a double driveway with large garage having electric up & over door and garden beyond. Paved pathways extend to the main entrance and side access with storage shed. To the rear: A covered seating area leads onto a garden laid to lawn. A central pathway extends to a summer house, pond with bridge over enclosed by fencing bordering beds.

Services:
Council Tax Band:
H



TOTAL FLOOR AREA : 3841.92 sq. ft. (356.93 sq. m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been listed and no guarantee as to their operability or efficiency can be given. Made with Hexpag 6/2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		99
A		
(81-91)	88	
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

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I/We acknowledge that I/we have read and understand your terms letter and that these property (4 Little Milton Gardens, Newport, NP18 2DG) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____