



**Highclear House, Old Hill, Christchurch,
Newport. NP18 1JZ
£695,000
Tenure Freehold**

- **LARGE DETACHED SELF BUILD PROPERTY**
- **5 DOUBLE BEDROOMS**
- **L SHAPED KITCHEN/DINING/FAMILY ROOM**
- **2 X EN-SUITES, BATHROOM & SHOWER ROOM**
- **UTILITY ROOM & W/C**
- **LOUNGE WITH WOOD BURNER**
- **UNDERFLOOR HEATING TO GROUND FLOOR**
- **GARAGE & DRIVEWAY**
- **EASY TO MAINTAIN GARDENS**
- **STUNNING VIEWS TOWARDS CAERLEON & THE USK VALLEY**

NO CHAIN! STUNNING, 5 DOUBLE BEDROOM, SELF BUILD, DETACHED FAMILY HOME WITH STYLISH L SHAPED KITCHEN/DINING/FAMILY ROOM, LOUNGE, UTILITY ROOM, W/C, 2 x EN-SUITES, SHOWER ROOM, FAMILY BATHROOM, GARAGE, DRIVEWAY & EASY ACCESS TO JUNCTION 24 OF THE M4

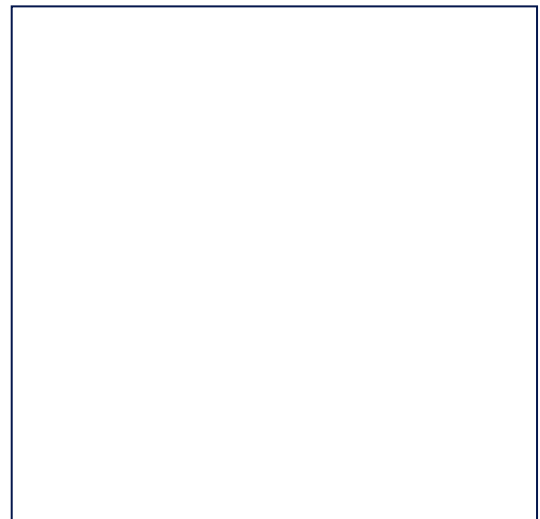
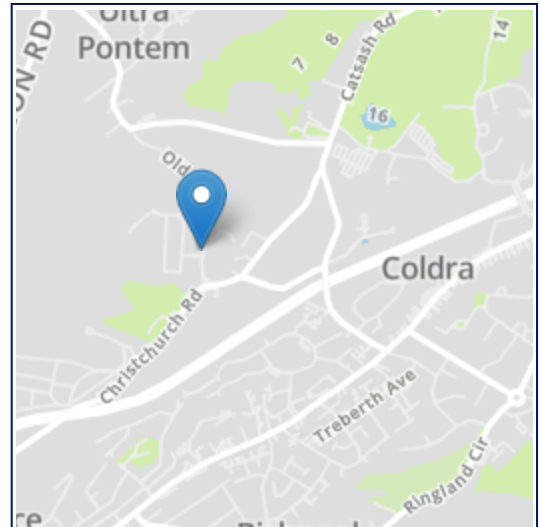
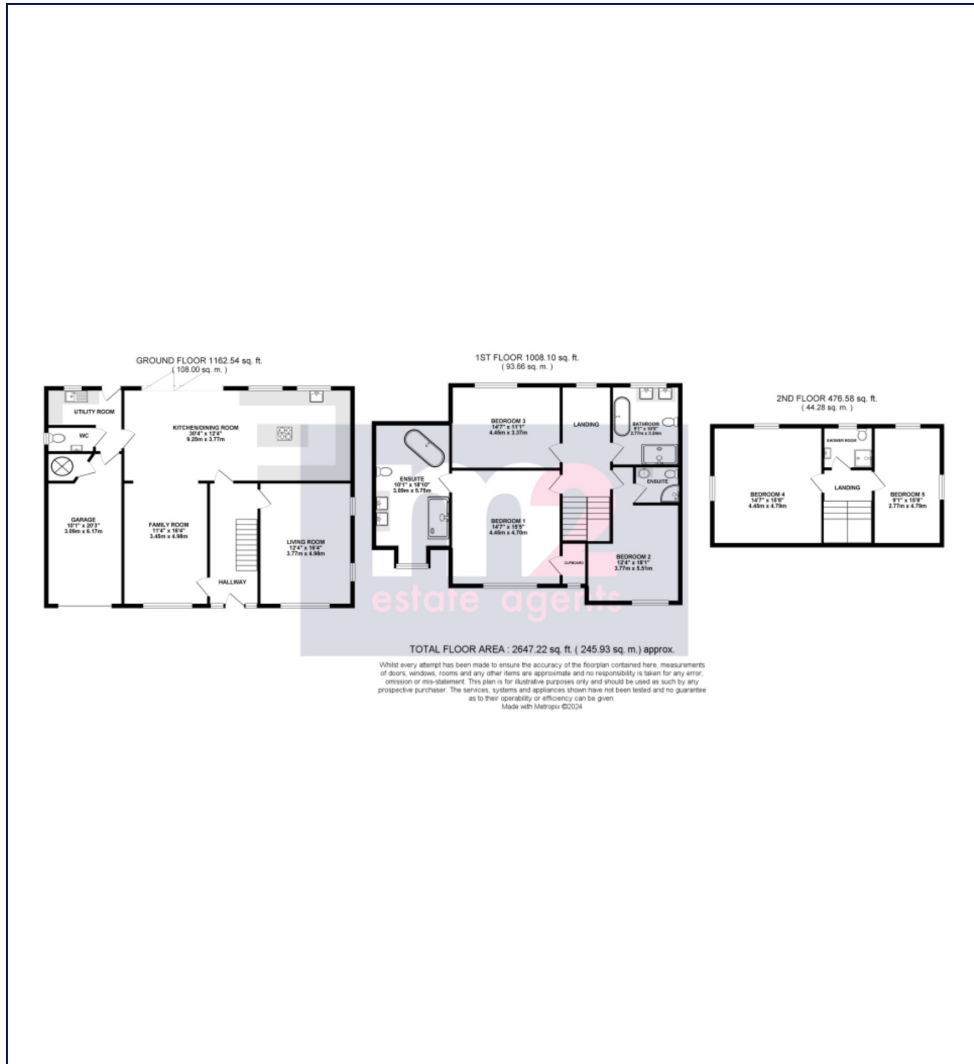
Situated on 'Old Hill' just off Christchurch Road in a sought after area of Newport is this five double bedroom, self build, detached house, walking distance to the local pub, the popular café at 'view point' with stunning views towards Caerleon and the Usk Valley, local amenities are close by sought after schools, world class leisure facilities at Celtic Manor Resort with the easiest of access to junction 24 of the M4 making it ideal for commuting to both Bristol & Cardiff.

In brief, the property has spacious accommodation briefly comprising to the ground floor: entrance hallway, lounge with wood burner, L shaped kitchen/dining/family room with granite worktops, underfloor heating and bi-folding doors, utility room, w/c and internal access in to the garage. On the first floor: a spacious landing with three double bedrooms, 2 en-suites and family bathroom with bath, walk in shower and his/her sinks. On the second floor: 2 further bedrooms and shower room. Outside, to the front: off road parking leading to the garage with electric up & over door, decorative stones and side gate leading to the rear garden. To the rear is an easily maintained garden with patio area with decorative stones and steps up to a large artificial lawn with various seating areas.

The property further benefits from having underfloor heating to the ground floor, gas central heating and is being sold with no onward chain.

Services:

Council Tax Band:



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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