



**7 Blackthorn Grove, Caerleon, Newport.**

**NP18 3RG**

**£375,000**

**Tenure Freehold**

- **EXTENDED DETACHED HOME**
- **ENTRANCE PORCH & HALL**
- **LOUNGE WITH FEATURE FIRE PLACE**
- **SITTING/DINING ROOM OPEN TO GARDEN**
- **CONTEMPORARY KITCHEN WITH APPLIANCES**
- **GROUND FLOOR W/C**
- **4 BEDROOMS**
- **MASTER BEDROOM WITH SUPERB CONTEMPORARY EN-SUITE**
- **PERIOD STYLE FAMILY BATHROOM**
- **LONG DRIVEWAY, GARAGE, GARDENS TO FRONT & REAR**



A well presented, detached family home situated on this popular development, lying on the fringe of Caerleon within easy access of renowned local schools. The property has benefited from a two story extension providing a superb contemporary kitchen, w/c, garage and a large master bedroom suite with contemporary en-suite shower room.

An entrance porch leads to a hall with stairs to the first floor. A good size lounge with bow window and feature fire place opens to sitting/dining room having French doors to the garden. The contemporary kitchen with a range of integral appliances extends to provide access to a ground floor w/c and the integral garage.

Upstairs the landing provides access to 4 bedrooms, including the generous master bedroom, having built in wardrobes and the contemporary en-suite with over sized shower. A period style family bathroom serves the remaining bedrooms.

A long brick paved drive way leads past a garden, mainly laid to lawn with broken slate borders. Pathways extend to main entrance and side access. To the rear a brick paved patio enjoys a sunny aspect and looks over a garden laid to lawn, timber decked seating area and well stocked bordering flowerbeds. Enclosed by fencing.

Garage: Accessed via up and over door with pedestrian door to kitchen.

Services:

All mains services connected.

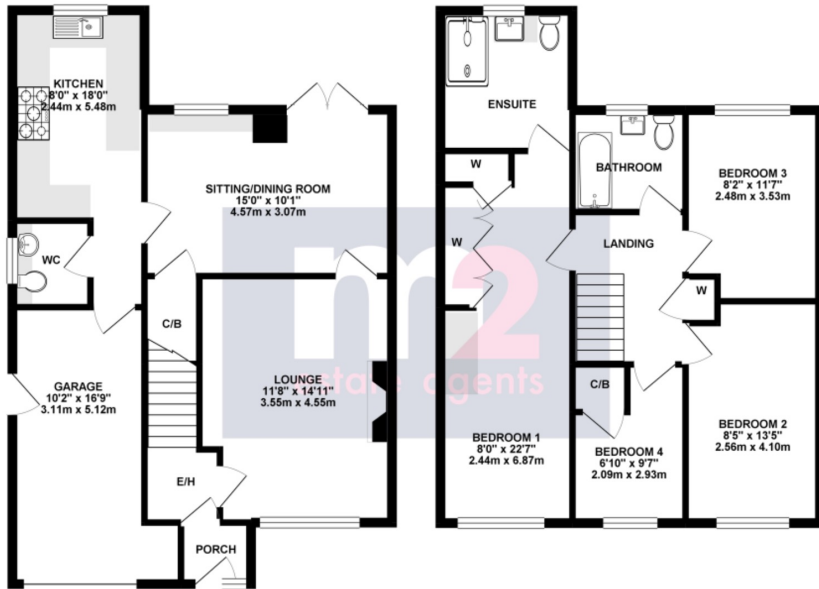
Council Tax Band:

F



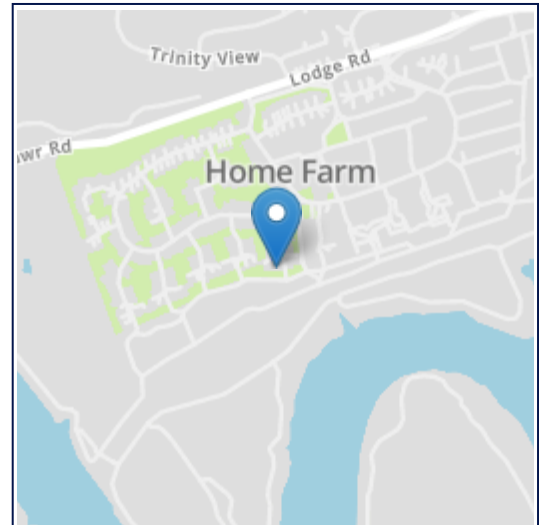
GROUND FLOOR 676.67 sq. ft.  
(62.87 sq. m.)

1ST FLOOR 622.80 sq. ft.  
(57.86 sq. m.)



TOTAL FLOOR AREA : 1299.48 sq. ft. ( 120.73 sq. m.) approx.

Whilst 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 tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
	77	86
<b>England, Scotland &amp; Wales</b>	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 ( 7 Blackthorn Grove, Newport, NP18 3RG ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_