



**1 The Hawthorns, Caerleon, Newport. NP18
1LX
£375,000
Tenure Freehold**

- DETACHED FAMILY HOME
- SOUGHT AFTER VILLAGE LOCATION CLOSE TO LOCAL SCHOOLS
- ENTRANCE HALL & CLOAKROOM/WC
- GOOD SIZE LOUNGE
- DINING ROOM OPENING TO GARDEN
- KITCHEN & UTILITY ROOM
- 4 BEDROOMS
- FAMILY & EN-SUITE BATHROOMS
- ENCLOSED REAR GARDEN
- DRIVEWAY & INTEGRAL GARAGE

Situated just off Usk Road, within Caerleon village this 4 bedrooms detached home lies within easy access of an extensive range of amenities including renowned local schools. The property offers good family accommodation with a double driveway to front, integral garage and enclosed rear garden.

An entrance porch leading to an entrance hall with stairs to first floor and wc beneath.

A good size lounge with window to front, double doors lead to a dining room with French doors to the rear. The kitchen enjoys an outlook over the garden with built oven & hob, door leading to the utility room, integral garage and side access.

To the first floor: A bright landing, with eaves storage and velux window to front, leads to 4 bedrooms. The master bedroom benefiting from a full en-suite bathroom with bath and shower, built in wardrobes. A family bathroom serves the remaining bedrooms.

Outside: To the front: A double driveway provides parking leading to the integral garage and side access, garden planted with shrubs. To the rear: A paved seating area leads onto a garden laid to lawn with bordering beds enclosed by walling and fencing.

Garage: accessed via a roller door with power and light, pedestrian door to utility room

Services:

All mains services connected

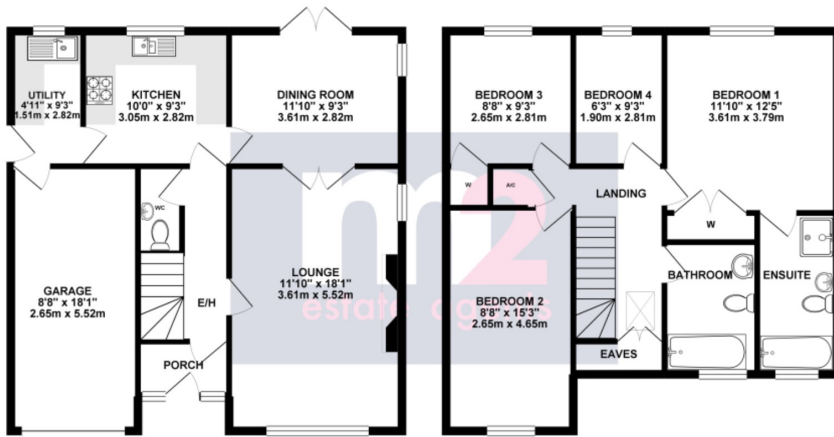
Council Tax Band:

F



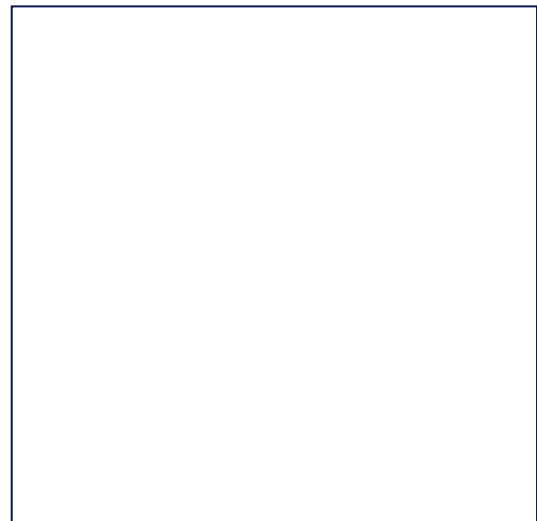
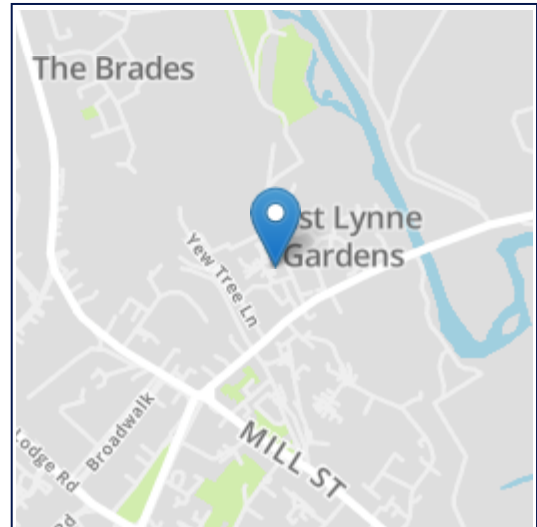
GROUND FLOOR 717.70 sq. ft.
(66.68 sq. m.)

1ST FLOOR 662.40 sq. ft.
(61.54 sq. m.)



TOTAL FLOOR AREA : 1380.09 sq. ft. (128.21 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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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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