



8 Broadleaf Way, Newport. NP20 5BZ
£550,000
Tenure Freehold

- **GUIDE PRICE £550,000 - £600,000**
- **MODERN DETACHED EXECUTIVE HOME**
- **ACCOMMODATION OVER THREE FLOORS**
- **5 DOUBLE BEDROOMS**
- **STYLISH KITCHEN/DINING ROOM**
- **LIVING ROOM WITH FEATURE WALL**
- **EN-SUITE, FAMILY BATHROOM & SHOWER ROOM**
- **OFFICE / PLAY ROOM**
- **LARGE GARAGE & DRIVEWAY**
- **LANDSCAPED ENCLOSED REAR GARDEN**
- **HIGHLY SOUGHT AFTER LOCATION**

*£550,000 - £600,000 GUIDE PRICE*BEAUTIFULLY PRESENTED, MODERN, 5 DOUBLE BEDROOM DETACHED HOUSE IN HIGHLY SOUGHT AFTER LOCATION WITH STUNNING KITCHEN/DINING ROOM, LOUNGE, OFFICE/PLAYROOM, EN-SUITE, FAMILY BATHROOM, LANDSCAPED REAR GARDEN, GARAGE & DRIVEWAY*

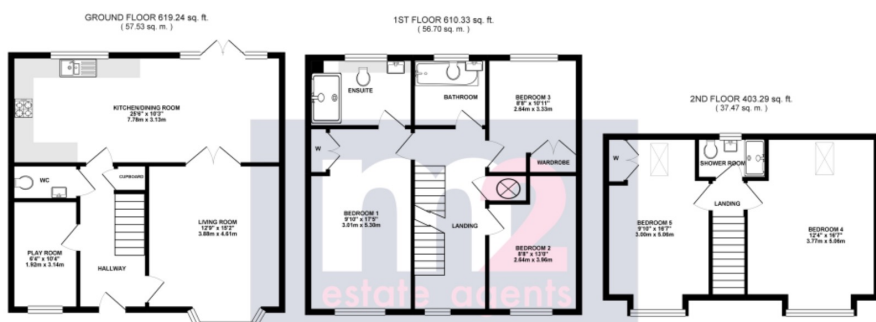
Located off Fields Park Avenue in this highly sought after modern development is this beautifully presented, modern, five double bedroom, detached family home. Walking distance to Newport City Centre, the café at Ridgeway, pubs, shops & a short drive from the M4 at junction 27 making it perfect for commuting.

The property includes many upgrades such as spotlights, glass doors, fitted wardrobes in three of the five bedrooms. The house further benefits from accommodation briefly comprising, to the ground floor: entrance hallway, office/playroom, w/c, living room with stylish feature wall and stunning kitchen/dining room with French doors opening to the rear garden. On the first floor: spacious landing with three double bedrooms (2 with fitted wardrobes), en-suite shower room & family bathroom. On the second floor: two double bedrooms and shower room. Outside to the side: a tandem driveway on the left leads to a very good size garage with power & lighting, to the right is another single driveway with gated side access. To the front: shrubs with path to the front door. To the rear: a recently landscaped garden with sandstone patio area with good quality artificial grass, steps lead to a covered area behind the garage with a hot tub (separate negotiation).

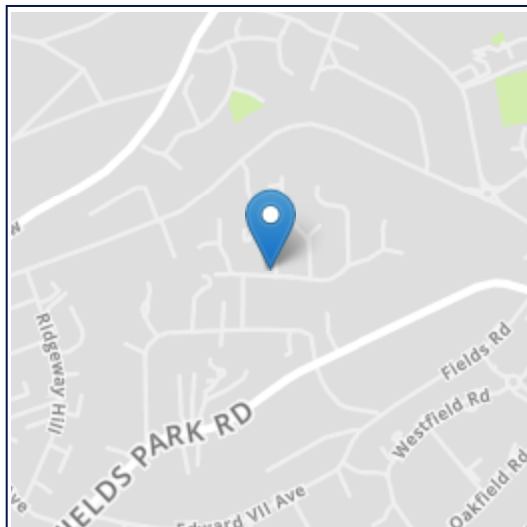
The property further benefits from having a condensing gas boiler, upvc double glazing windows and doors throughout, lots of upgrades, a number of years left in the NHBC guarantee and viewing comes highly recommended by the agents.

Service charge of £162.00 p/a for ground maintenance of the estate.

Services:
Council Tax Band:



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 furniture, 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+) A		93
(81-91) B	85	
(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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