



**29 Deepwater Drive, Newport. NP19 4UE**  
**£425,000**  
**Tenure Freehold**

- MODERN DETACHED FAMILY HOME
- GENEROUS LEVEL REAR GARDEN
- POPULAR MODERN DEVELOPMENT TO THE EAST OF NEWPORT
- ENTRANCE HALL & CLOAKROOM/WC
- SUPERB L SHAPED LOUNGE/KITCHEN/DINER
- STUDY
- 4 BEDROOMS
- FAMILY BATHROOM & EN-SUITE SHOWER ROOM
- DRIVEWAY & GARAGE
- GOOD SIZE ENCLOSED REAR GARDEN AND DECKED SEATING AREA

69 Bridge Street, Newport, NP20 4AQ  
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**\*STUNNING, NEWLY BUILT, 4 BEDROOM, DETACHED HOUSE WITH KITCHEN/DINING ROOM/LIVING ROOM, STUDY/PLAYROOM, EN-SUITE, FAMILY BATHROOM, LARGE REAR GARDEN, GARAGE & DRIVEWAY WITH EASY ACCESS TO JUNCTION 23 & 24 OF THE M4\***

Built by St Modwin homes this spacious modern detached property occupies a generous plot on this popular development to the east of Newport.

The property offers excellent family accommodation and lies within easy access of junctions 23 & 24 M4.

In brief the accommodation comprises: To the ground floor: an entrance hall with stairs to first floor, storage cupboard beneath, ground floor w/c. A wood effect floor extends to the majority of the ground floor including the study, with full height window two front. The superb L shaped Lounge/Kitchen/Diner benefits from an extensive range of modern wall & base units including a peninsular island, integral appliances and French doors to rear. A utility room leads off the kitchen and provides access to the driveway & garage.

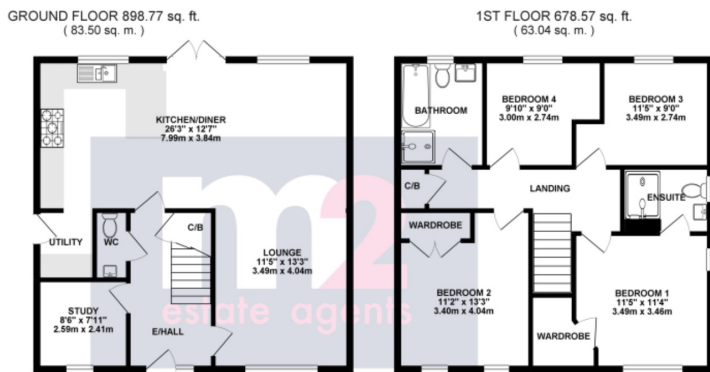
To the first floor: a landing leads to 4 bedrooms, the master having en-suite shower room & walk in wardrobe. A family bathroom with shower cubicle, bath with part tiled walls serves the remaining bedrooms.

Outside: to the front: a forecourt laid to lawn with bordering shrubs. Paved steps lead to the main entrance with canopy porch. A driveway provides parking, leading to the garage & rear garden. To the rear: A patio area leads on to a generous rear garden laid mainly to lawn with large decked seating area having pergola over. All enclosed by fencing.

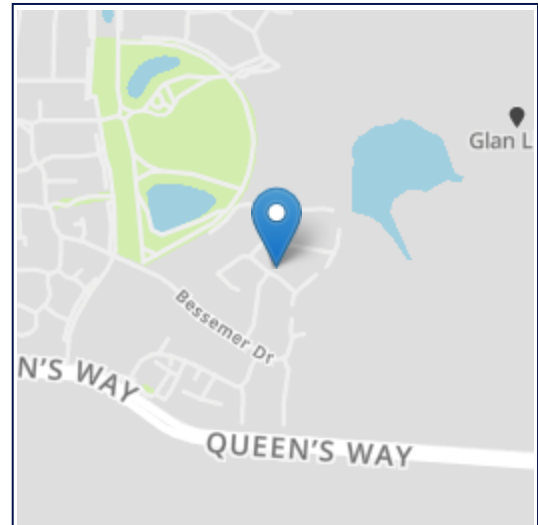
Garage: Accessed via up & over door.

Services:

Council Tax Band:



TOTAL FLOOR AREA : 1577.34 sq. ft. ( 146.54 sq. m.) approx.  
 Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-estimate. 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.  
 Made with Metrepro 02/04



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		93
<b>A</b>		
(81-91)	84	
<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		
<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 ( 29 Deepwater Drive, Newport, NP19 4UE ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

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

Date \_\_\_\_\_

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

Date \_\_\_\_\_