



11 Badgers Wood Close
Bassaleg | Newport | NP10 8SG

FINE & COUNTRY



Step inside

Offers over £750,000

11 Badgers Wood is nestled in a private development and is one of 11 homes that were built in 1998. The property briefly comprises; Entrance hall, living room with patio doors to garden, cloakroom, dining room, garden room/conservatory, study, kitchen, and utility room. To the first floor there is a family bathroom, four good sized bedrooms including a master bedroom with en suite shower room.

To the rear there is a beautifully landscaped garden with various shrubs and borders, two patio areas, a summer house, water features and oak tree. The double garage houses power and lighting and offers a room above which is currently a home office but would easily convert to an annexe or extension to the main house. There is parking for three vehicles and rear access to the gardens and garage. There is also a garden shed.

Bassaleg is a highly desired area for families given its fantastic schooling options, and range of village amenities. There are three local pubs, a post office, chemist, local shop and fish and chip shop and the village offers easy access to the M4 & A48 meaning it is a great choice for commuters.

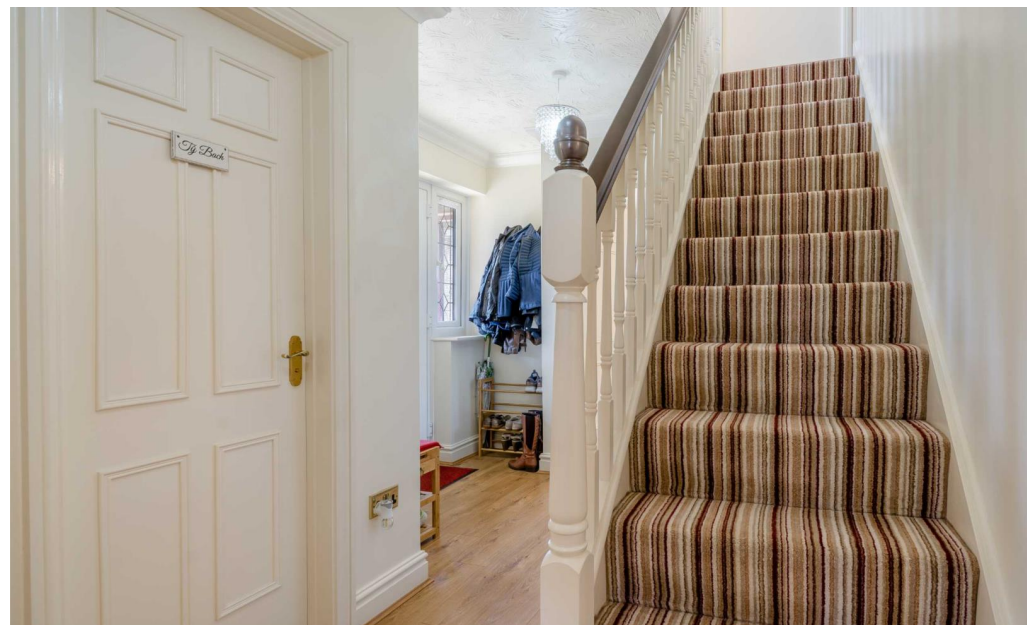
Seller Insight:

"We already lived in the area and knew that we wanted to stay local as everything we need is easily available. Badgers Wood Close was a new build development with only eleven, well spaced-out properties situated right on the edge of the village which is close to countryside walks, transport links, excellent schools, and a wide range of amenities," say the owners.

"There are many opportunities to explore the local area on foot or bicycle and we can be on quiet cycle routes within a couple of minutes. We are part of a friendly little community here on the lane where we all know each other and host various get-togethers, including Christmas and special occasions, such as the Jubilee last year. We close off the road, bring out BBQs, tables, and chairs, and enjoy a good catch up. We installed electric gates to the entrance of the close which has added to the sense of privacy and security we have as we all have electronic access and control over who comes in and out."

"We've lived here since 1998 and have significantly invested in the property and outside space. The garden was just a blank canvas when we moved in and we needed somewhere that was low maintenance as I travelled a lot but also a welcoming space where we could relax and entertain. There are two heated seating areas, so we can stay out well into the evening and watch the bats flit overhead on summer evenings."

"It's a very quiet space with no road noise and surrounded by hedges, so it's a natural attraction for wildlife. We've seen the odd hedgehog or two, as well as a wide range of birds, including blackbirds and woodpeckers."



"The property is perfect for day-to-day family life and entertaining as we have three reception rooms which makes hosting large gatherings very easy. We added a conservatory to the rear of the property and it's our favourite room to relax in as it has underfloor heating and wonderful views of the garden. The lounge is another lovely room as we open up the patio doors in the summer months and the house becomes a part of the garden. The hobby room over the garage has also been a superb addition as it's a flexible space that's been utilised as a children's play area, games room, gym, and home office."

Location:

Bassaleg is a perfect location for families to settle, the village has its own Primary school, Pentreporth Primary school which has an excellent reputation, and Bassalage High School is one of the best schools in the region with people moving their children to the area specifically to get a place.

Newport train station is ten minutes' drive which gets you to Paddington in under 1.5 hours and Pye corner station is a few minutes away which gives easy access to Cardiff City centre. The A48 and M4 are easily accessible from the village and there are a range of bus stops within walking distance from the property.

Badgers Wood Close is situated at the start of a country lane, there is a local pub (The Ruperra Arms) at the bottom of the lane along with the village park and play area. There is plenty to do on your doorstep with three village pubs, two local restaurants, a range of amenities and country walks on your doorstep.

DIRECTIONS

What3words: ///reversed.dressings.quietest

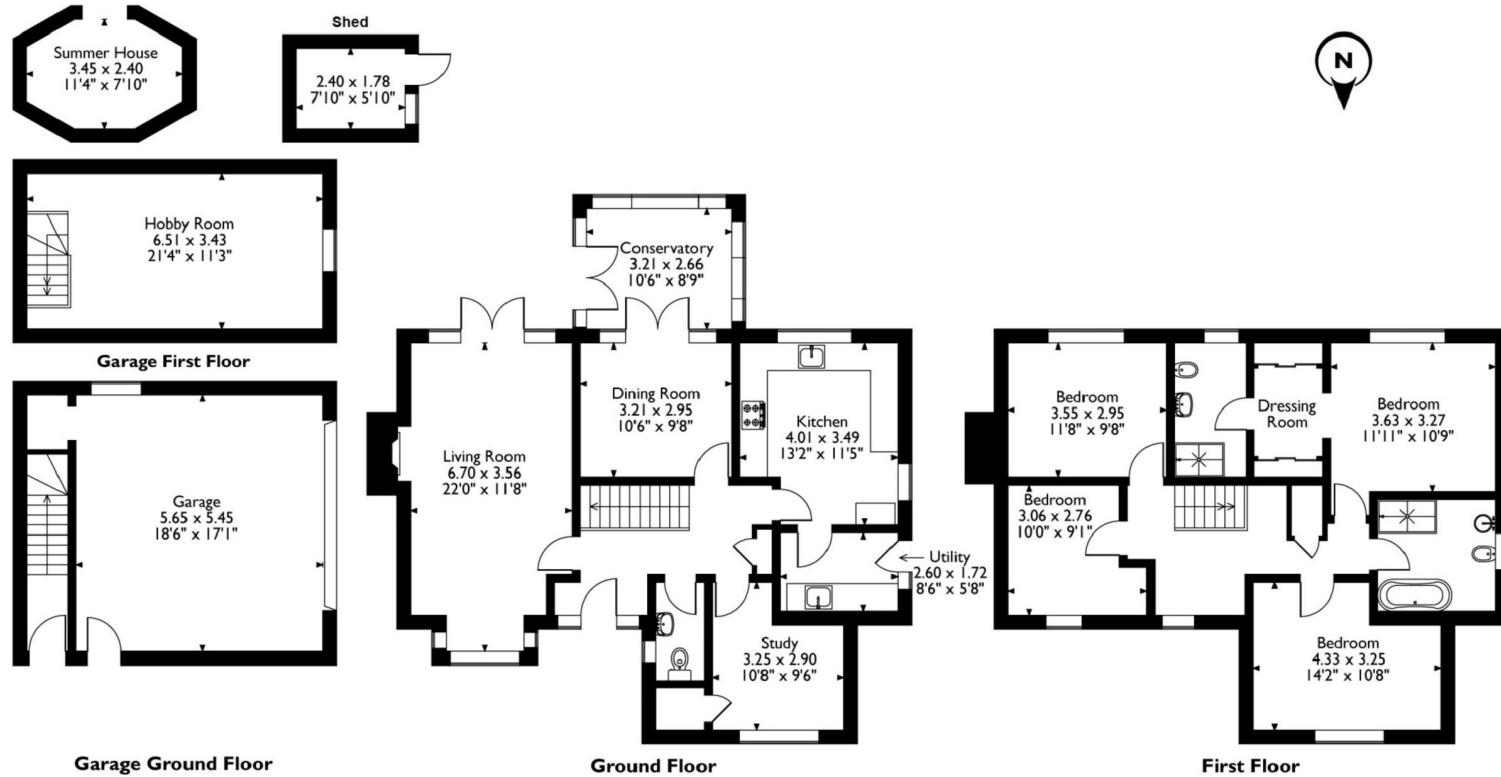




Step outside



11 Badgers Wood Close Bassaleg, Newport

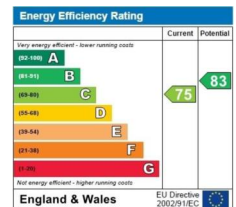


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Postcode: NP10 8SG | Tenure: Freehold | Tax Band: G | Authority: Newport | Heating: Gas | Drainage: Mains



*Internet speed according to the BT Availability Service using the postcode and landline
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