



NEWPORT

Offers over **£375,000**



15 SPRINGFIELD DRIVE

Newport, NP19 9EW



Principal en-suite
Downstairs cloakroom
Study/bedroom

This stunning three/four bedroom detached property is located in the increasingly popular area of Newport.

The property sits in a quiet cul-de-sac off of Chepstow Road, and benefits from a double garage, conservatory, generous family lounge and kitchen diner, just to name a few.

The property is also within walking distance to local pubs, shops and amenities and is a stones through away from the world famous Celtic Manor Resort and the M4 corridor for those commuting to work.

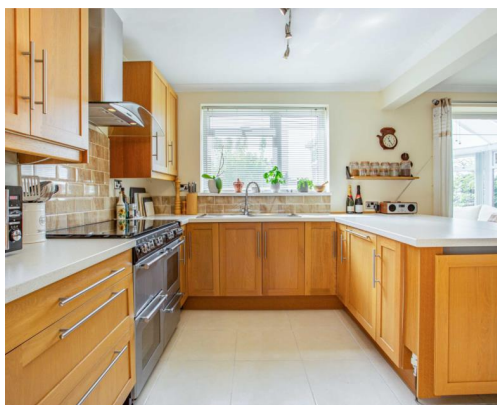


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KEY FEATURES

- No onward chain
- Three/four bedrooms
- Conservatory
- Double garage
- Kitchen diner
- Quiet cul-de-sac



STEP INSIDE

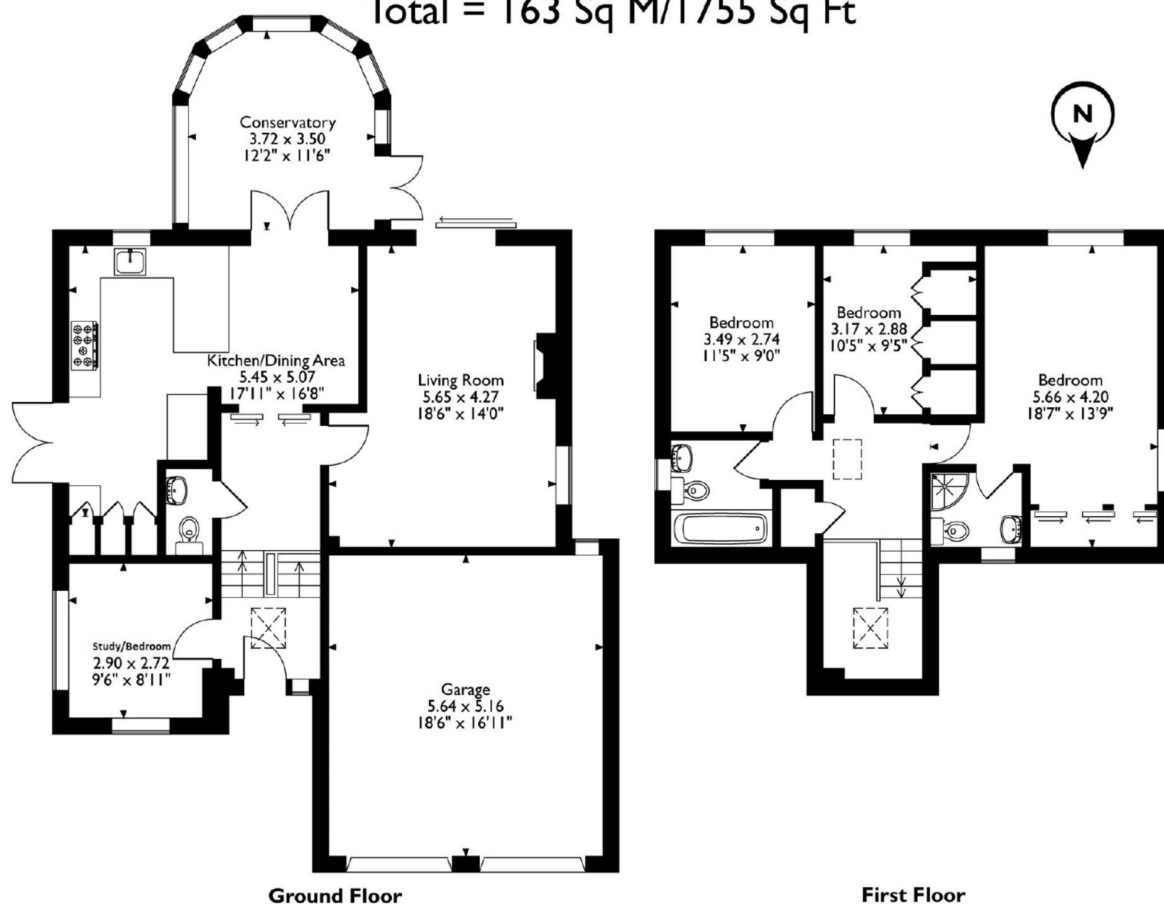


Upon entrance to the property, you access the house straight onto the first floor and have further access into the study which has potential to be used as a fourth bedroom, along with stairs to the ground floor and stairs to the second floor.

Into the lounge you have a generous sized family room with double glazed doors into the rear garden, bringing in a lot of natural light.

To the ground floor you have a spacious internal hallway with access to the downstairs WC, family lounge and kitchen diner.

Approximate Gross Internal Area
 Main House = 134 Sq M/1443 Sq Ft
 Garage = 29 Sq M/312 Sq Ft
 Total = 163 Sq M/1755 Sq Ft



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.

Into the kitchen-diner you have the heart of the home, with a plethora of storage in the kitchen, you have space for all appliances and white goods, tastefully designed to give the kitchen a very bespoke feel.

You also have access to the rear garden and into the conservatory from the diner.

To the second floor of the property, you have access into three generous sized bedrooms, and family bathroom with the principal bedroom benefiting from an en-suite.

STEP OUTSIDE



To the front of the property, you have a low maintenance drive, with space for two vehicles and access into the double garage, along with a beautifully maintained lawn to the side of the property.

You also have full wrap-around access to the rear of the property where it is low maintenance with lots of mature trees and shrubs, and beautiful sun trap spots to enjoy a morning coffee or an evening glass of wine.

INFORMATION

Postcode: NP19 9EW

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: D






DIRECTIONS

From the Coldra roundabout take the exit onto The Coldra' (B4237) and continue past the Celtic Manor, follow the road down, and at the Man of Gwent Pub take the right onto Springfield Drive, follow the road up and the property is on the right-hand side.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|---|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 68 | 80 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-10) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC |  |

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