

76 Treetops  
Portskewett  
Caldicot  
Newport.  
NP26 5RT

379,950



- Four Bedroom Detached Property
- Redrow Home within Popular Village Location
- Kitchen Breakfast & Utility Room
- Lounge & Dining Room
- Cloakroom & Family Bathroom
- Master Bedroom with Ensuite
- Established Gardens, Driveway & Garage
- NO CHAIN



**REDUCED**

Ref: PRD11281

## General Description

Four Bedroom Detached with Integrated Garage. Spacious Redrow Home on the Popular Development of Treetops in Portskewett. Providing a Fitted Kitchen Breakfast Room & Utility, Lounge & Dining Room, Master Bedroom with Ensuite shower Room, Family Bathroom, Establish Front & Rear Gardens, Driveway Parking for at Least Two Properties, Garage. There is the added Benefit of No Chain

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## Accommodation

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### Entrance Hall

Timber and double glazed entrance door, coved & textured ceiling, radiator.

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### Cloakroom (7' 09" x 3' 01" ) or (2.36m x 0.94m)

Double glazed window, textured ceiling, wash hand basin, WC, radiator, alarm panel

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### Kitchen/Breakfast Room (11' 05" x 9' 04"Min Min) or (3.48m x 2.84m Min)

Double glazed window, textured ceiling, vinyl flooring, fitted units with laminate work top, composite sink with stainless steel tap, gas hob, electric oven & grill, extractor, space & plumbing for dishwasher, radiator, under stair storage cupboard.

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### Utility (5' 08" x 5' 01" ) or (1.73m x 1.55m)

Double glazed door to rear garden, textured ceiling, vinyl flooring, fitted units with laminate worktops, space & plumbing for washing machine & tumble dryer, gas fired boiler.

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### Lounge (18' 0" Max x 12' 0") or (5.49m Max x 3.66m)

Double glazed bay window, coved & textured ceiling, feature fireplace with gas fire, radiator, power points, doors to dining room.

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### Dining Room (9' 11" x 9' 02" ) or (3.02m x 2.79m)

UPVC double glazed doors to rear garden, coved & textured ceiling, radiator, power points.

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### Stairs & Landing

Double glazed window, textured ceiling, radiator, airing cupboard housing hot water tank and shelving, access to loft space

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### Bedroom One (14' 08" x 11' 04" ) or (4.47m x 3.45m)

Double glazed window, textured ceiling, radiator, power pints

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### Ensuite (5' 09" x 5' 04" ) or (1.75m x 1.63m)

Double glazed window, textured ceiling, vinyl flooring, wash hand basin, WC, partially tiled shower cubicle with electric shower

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Bedroom Two (11' 07" x 9' 0") or (3.53m x 2.74m)

Double glazed window, textured ceiling, radiator, power points.

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Bedroom Three (8' 05" x 7' 09" ) or (2.57m x 2.36m)

Double glazed window, textured ceiling, radiator, power points.

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Bedroom Four (8' 04" x 6' 08" ) or (2.54m x 2.03m)

Double glazed window, textured ceiling, radiator, power points.

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Bathroom (7' 08" x 6' 04" ) or (2.34m x 1.93m)

Double glazed window, textured ceiling, partially tiled walls, wash hand basin, WC, bath with mixer shower & electric shower, shaver point, radiator

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Garage (15' 10" x 8' 0" ) or (4.83m x 2.44m)

Up & over door, courtesy door to side, power & lighting, loft storage.

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Outside Front

Hedge boundary, lawn with established shrubs and plants, driveway parking for at least two vehicles leading to front of property.

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Outside Rear

Fence enclosed, paved seating area with paved pathway to side of garage and front. good sized lawn with planting borders, a variety of trees and shrubs. Timber shed. Gated access to front.

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Tenure

We are advised that the property is Freehold, although prospective purchasers should check this with their solicitors.

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Services

EPC Rating:68

Tenure

We are informed that the tenure is Freehold

Council Tax

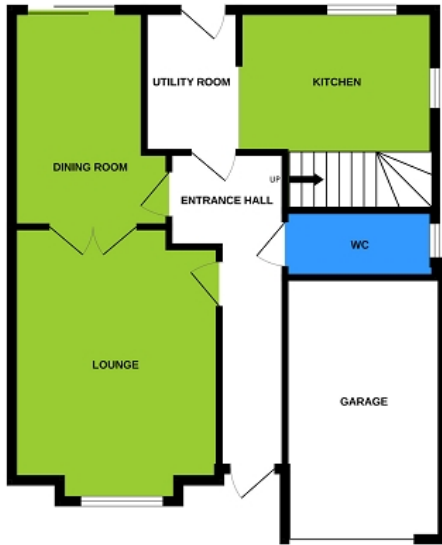
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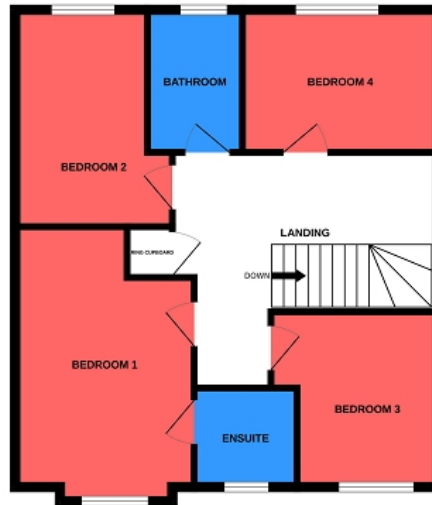




GROUND FLOOR



1ST FLOOR



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*All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is payable by the buyer. PLEASE NOTE that as of 1st April 2016 rates have increased significantly for Buy-to-Let purchases & second home purchases. For information on payment rates please see <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates> or ask for further information. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.*