



The Hawthorns, Bishton
Newport, NP18 2DZ

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- Detached recently modernised bungalow
- Fantastic open plan kitchen/dining/family room
- Open plan lounge/sunroom. Refitted cloakroom
- Three double bedrooms. Family bathroom with bath and double shower
- Attached double garage. Air source heat pump and solar panels recently installed
- Enclosed private gardens backing onto open fields
- Village location, excellent access to M4 motorway

Offers over
£485,000

Unit 6 Manor Way, Library Place, Chepstow,
Monmouthshire, NP16 5HZ
chepstow@david-james.co.uk
Tel 01291 626775
www.david-james.co.uk

Description

Offered with the benefit of no onward chain, The Hawthorns comprises a deceptively spacious, detached bungalow having been recently refurbished throughout to include the installation of solar panels and a air source heat pump for energy efficiency by the current vendor. Occupying a spacious level plot benefitting from open countryside views the versatile living accommodation has been reconfigured creating the perfect space for a variety of requirements and comprises a large entrance hall, cloakroom, lounge/ sunroom, kitchen/dining/sitting room, three double bedrooms and a family bathroom. Further benefits include a double garage/workshop with extensive private parking and a driveway to the front. There are level lawn gardens to the side and to the rear with plenty of space for dining and entertaining whilst enjoying far-reaching views over the surrounding countryside. There is excellent potential to incorporate the double garage into further living/ annex accommodation if so required, subject to the necessary consent.

Situation

The location is perfect for those seeking country living yet still within convenient driving distance to Newport, Cardiff and Bristol via the M4 Motorway. It enjoys excellent road access to the country's motorway networks including the M5, M4, M32 via the Severn Bridges at Magor and Chepstow and from the Coldra roundabout at Newport, the A449 to Monmouth and the M50 Midlands.

Accommodation

Enter through a useful porch area into the reception hall with access to all rooms and the refitted cloakroom with vanity wash hand basin, LED mirror light above, back to wall WC and part tiled walls. The property has been reconfigured to create a fantastic, light and airy open plan kitchen/dining and family room. The kitchen has been supplied by Howdens and fitted with Neff appliances with a range of contemporary wall and base units with worksurfaces over incorporating sink unit, induction hob with splashback and extractor fan above, integrated oven/ grill and microwave, with space for fridge, freezer and dishwasher. There is a central island unit with storage and a useful breakfast bar seating area. The family and dining area is spacious with room for a table and chairs and a sofa if so desired, with patio doors leading out into the rear gardens creating the ideal space for both dining and entertaining.

A door leads from the kitchen into the attached double garage/workshop where you will find the newly fitted hot water storage tank and controls for the air source heat pump and solar panels.

The lounge has been opened out to create a large open plan reception room leading through to the sunroom overlooking the gardens and countryside beyond, creating a bright & light reception area. The lounge area has a recessed fireplace perfect for the addition of a woodburning stove if so required.

There are three double bedrooms all with windows overlooking the gardens and a family bathroom comprising double shower cubicle, bath, WC and vanity wash-hand basin with LED mirror light above.

Outside

A block paved driveway leads to the offroad parking area providing parking for several vehicles, leading in turn to the attached double garage with up and over doors. A pathway leads around the perimeter of the property with the newly installed air source heat pump located to the side of the property and a garden and greenhouse to the rear with a lawned garden and paved seating area to the side of the property planted with a variety of mature plants and shrubs.

Tenure

We are informed the property is Freehold. Intended purchasers should make their own enquiries via their solicitors.

Services

The property benefits from mains electricity, water, and drainage. Air source heat pump central heating.

Council Tax Band: F

EPC Rating: B

Viewing

Strictly by appointment with the Agents:
David James Tel: 01291 626775.

PLANS AND PARTICULARS

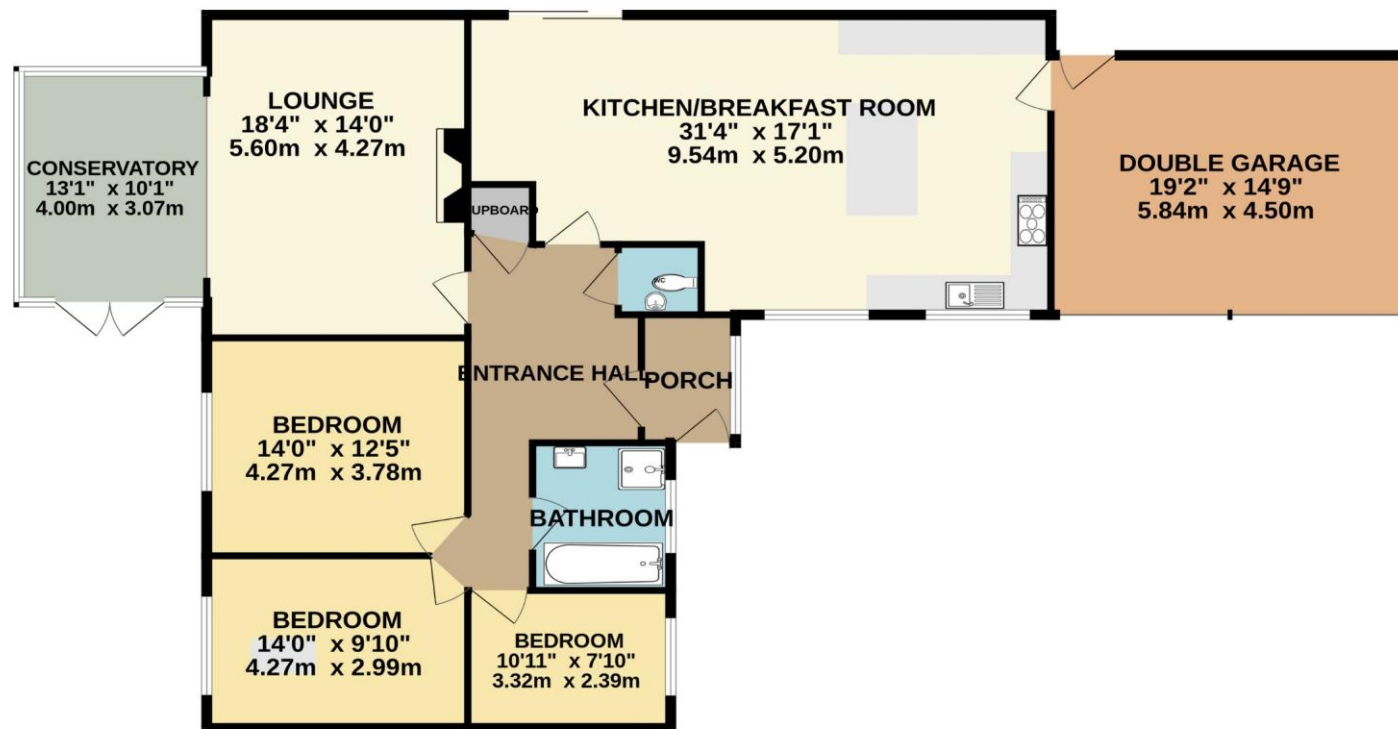
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WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.



GROUND FLOOR
1791 sq.ft. (166.4 sq.m.) approx.



TOTAL FLOOR AREA : 1791 sq.ft. (166.4 sq.m.) approx.

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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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