



## Orchard End Melbourne Way Newport



### IMPRESSIVE SIX BEDROOM DETACHED HOME SET IN LARGE PLOT

- SUPERB DETACHED HOME SET IN LARGE PLOT
- SIX DOUBLE BEDROOM ACCOMMODATION
- TWO SPACIOUS LOUNGE AREAS
- OPEN PLAN KITCHEN/DINER/FAMILY ROOM WHICH ALL HAVE UNDER FLOOR HEATING
- THREE BATHROOMS (UNDER FLOOR HEATING IN ALL THREE MAIN BATHROOMS) PLUS ADDITIONAL WC
- TRIPLE GARAGE WITH CONVERTED GYM ROOM
- IMPRESSIVE ENTRANCE HALLWAY WITH GALLERY LANDING
- BEAUTIFUL MATURE GARDENS
- LONG PRIVATE DRIVEWAY
- NEAR TO EXCELLENT AMENITIES AND MOTORWAY

**£900,000**



#### CARDIFF

1, St. Martin's Row,  
Albany Road, Cardiff  
CF24 3RP

[info@james-douglas.co.uk](mailto:info@james-douglas.co.uk)

02920 456 444



#### NEWPORT

7 Baneswell Road  
Newport, NP20 4BP  
[info@james-douglas.co.uk](mailto:info@james-douglas.co.uk)  
01633 212 666



#### PONTYPRIDD

1 Church Street,  
Pontypridd, CF37 2TH  
[info@james-douglas.co.uk](mailto:info@james-douglas.co.uk)  
01443 485000

# Melbourne Way, Newport, NP20 3RH

## Introduction

A fantastic and rare opportunity to purchase this spacious detached family home positioned at the end of this private driveway on Melbourne Way, set in a large, private, mature plot. Excellent amenities are close by, many of which within walking distance, including local shops, bus stops and well regarded primary and secondary schools. The M4 motorway (J27) is less than a mile away and offers easy access to neighbouring towns and cities.

The property offers just over 2200ftsq of versatile living accommodation and would make the ideal home for larger families or those relying on home working offices.

On approach, the private driveway feeds two properties, with 'Orchard End' being the last. The gated driveway extends to the rear of the property where there is a large driveway providing plenty of parking and leads to the integral garages.

Accessing the property via the main entrance, we are welcomed into the impressive entrance hallway which leads off to two out of the six double bedrooms, a bathroom, two lounge areas and an open plan kitchen/diner. There is also a ground floor WC, utility room and a triple garage, one of-which has been converted into a home gym. Upstairs, the gallery landing leads off to the remaining four double bedrooms (two bedrooms share a newly added Jack-and-Jill shower room), a family shower room as well as a large store room located off one of the bedrooms.

Outside, the beautiful mature gardens are home to many mature plants and trees and offers a very secluded space for all the family to enjoy.

Viewing really is essential to appreciate what this superb home has to offer.

## Tenure

Freehold

## Council tax

Band H

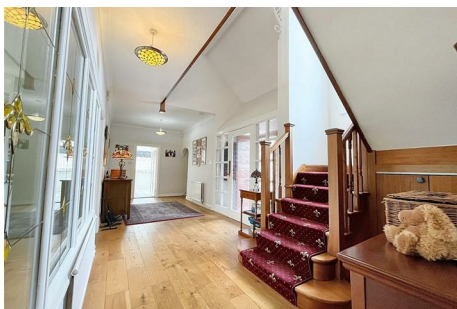
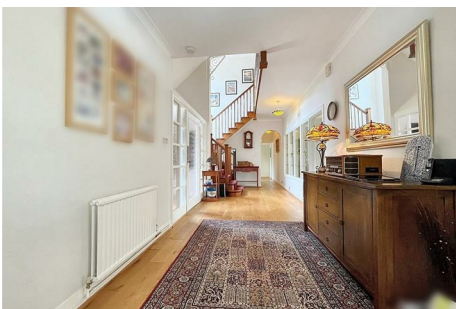
## Boundaries

All legal boundaries should be confirmed by your solicitor

## Viewing


By prior appointment with vendors agents James Douglas. Tel: 01633 212666.

These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.






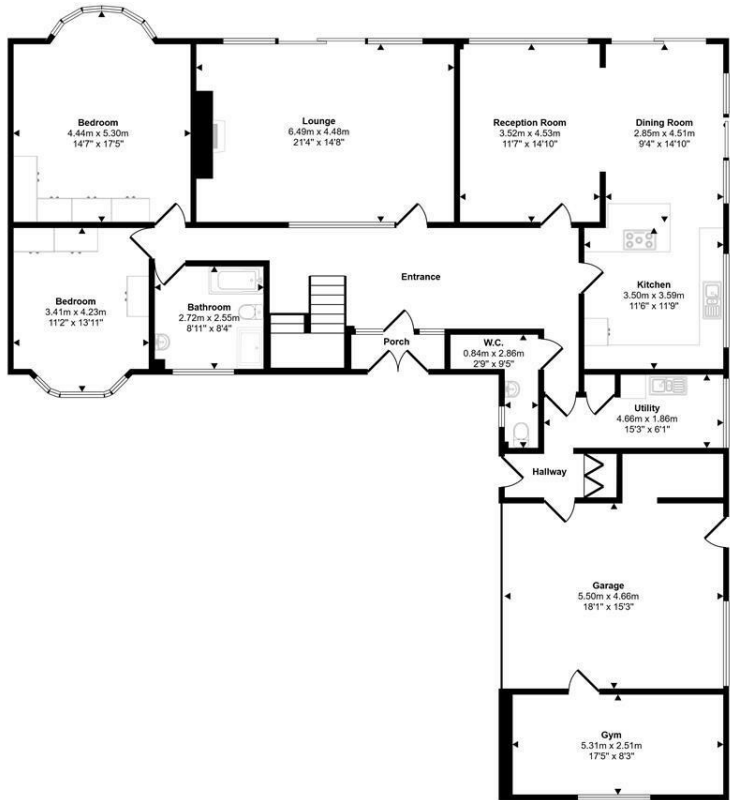
Energy Efficiency Rating

|   | Current   | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs |   |           |
| (92 plus) A                                 |   |           |
| (81-91) B                                   |   |           |
| (69-80) C                                   |   |           |
| (55-68) D                                   |   |           |
| (39-54) E                                   |   |           |
| (21-38) F                                   |   |           |
| (1-20) G                                    |   |           |
| Not energy efficient - higher running costs |   |           |
| England & Wales                             | EU Directive 2002/91/EC  |           |


Environmental Impact (CO<sub>2</sub>) Rating

|   | Current   | Potential |
|---|---|-----------|
| Very environmentally friendly - lower CO2 emissions |   |           |
| (92 plus) A   |   |           |
| (81-91) B   |   |           |
| (69-80) C   |   |           |
| (55-68) D   |   |           |
| (39-54) E   |   |           |
| (21-38) F   |   |           |
| (1-20) G  |   |           |
| Not environmentally friendly - higher CO2 emissions |   |           |
| England & Wales                                     | EU Directive 2002/91/EC  |           |

Approx Gross Internal Area  
338 sq m / 3636 sq ft



Ground Floor  
Approx 267 sq m / 2230 sq ft

 Denotes head height below 1.5m



First Floor  
Approx 131 sq m / 1406 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.