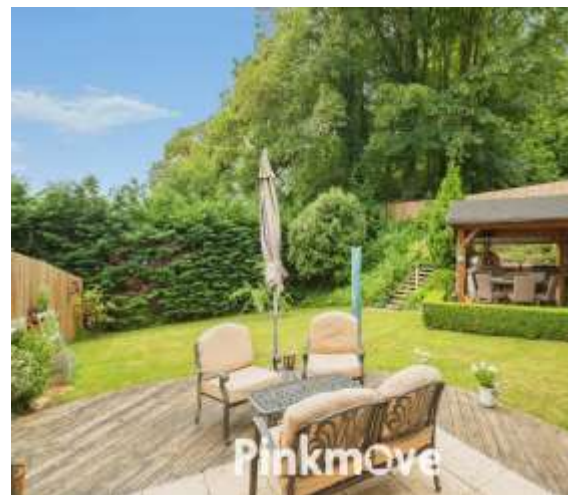




## Aqueduct Close, Caerleon Offers in the region of £525,000

- Oversized garage with EV charger and driveway parking for up to multiple vehicles
- Beautifully landscaped garden featuring patio, pergola, and outdoor kitchen with pizza oven
- Four generously sized double bedrooms
- Spacious master bedroom with en-suite shower room
- Air Conditioning to Master Bedroom and Bedroom 2
- Two versatile reception rooms, ideal for modern family living
- Stunning open-plan kitchen/dining area, perfect for entertaining
- EPC Rating: C



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team@pinkmove.co.uk



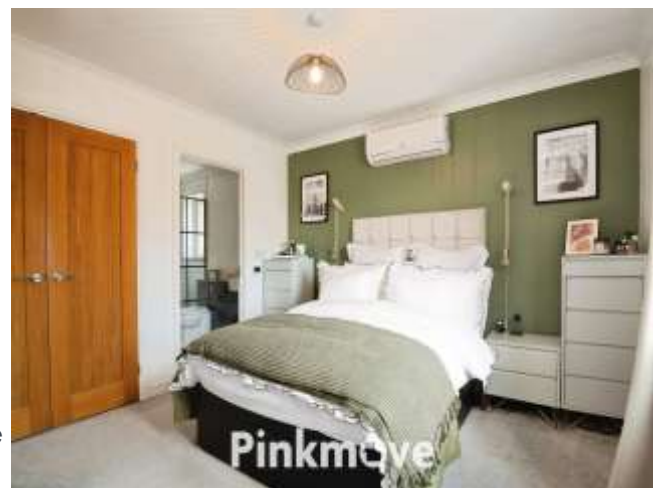
## About the property

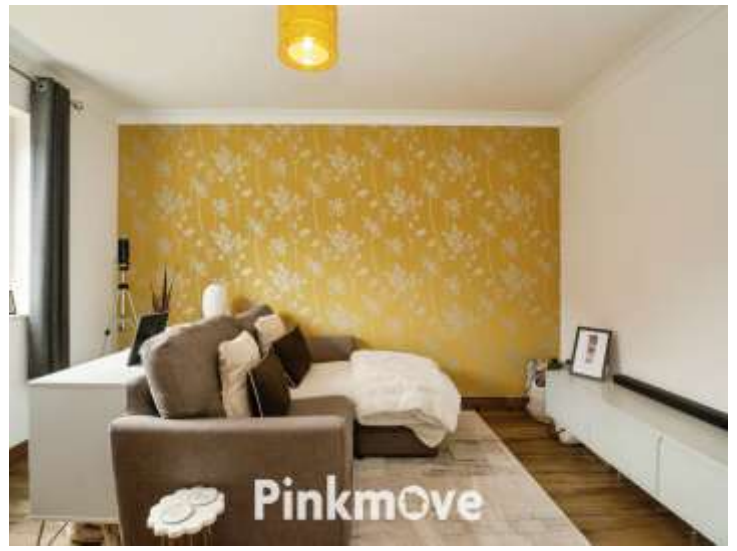
Situated on the highly sought-after Aqueduct Close in Caerleon, this beautifully presented four-bedroom detached home offers spacious and versatile family living, ideally positioned close to excellent local amenities, highly regarded schools, and transport links.

The ground floor boasts a superb layout, featuring a cosy sitting room ideal as a home office or playroom, a generous lounge, and a stunning open-plan kitchen/diner complete with modern units and a central island. This impressive space is further complemented by a utility room and a convenient downstairs WC, providing excellent storage throughout.

French doors open onto a beautifully landscaped rear garden, complete with a patio area, pergola, and an exceptional outdoor kitchen with pizza oven, perfect for entertaining family and friends.

Upstairs, the property offers four well-proportioned bedrooms, including a spacious principal bedroom with en-suite, alongside a stylish family bathroom. Further benefits include owned solar panels, an oversized garage with EV charger, and a large driveway providing ample off-road parking.





## Accommodation

Hall

Living Room

Lounge

Kitchen/Dining Room

Utility

W.C

Landing

Bedroom 1

En-Suite

Bedroom 2

Bedroom 3

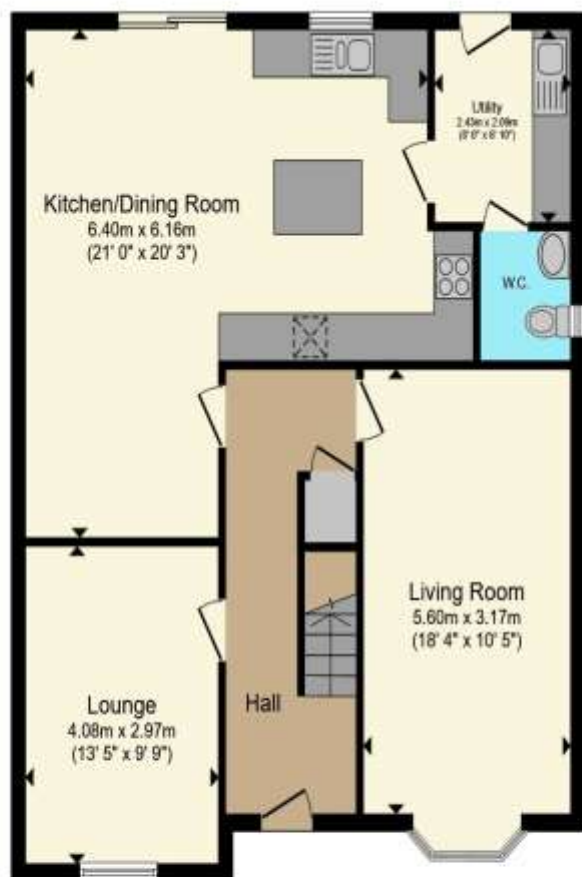
Bedroom 4

Bathroom

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## Floorplan



Ground Floor



First Floor

Total floor area 169.1 sq.m. (1,820 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Important Information

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