



9 Spitfire Road, Rogerstone, Newport. NP10

9NR

£450,000

Tenure Freehold

- **HIGHLY SOUGHT AFTER ROGERSTONE AREA**
- **EXECUTIVE DETACHED FAMILY HOME**
- **4 DOUBLE BEDROOMS WITH FITTED WARDROBES**
- **STUNNING KITCHEN/DINING/FAMILY ROOM**
- **EN-SUITE & FAMILY BATHROOM**
- **OFFICE/PLAY ROOM**
- **UTILITY / W.C**
- **GARAGE & DRIVEWAY**
- **BASSALEG SCHOOL CATCHMENT AREA**

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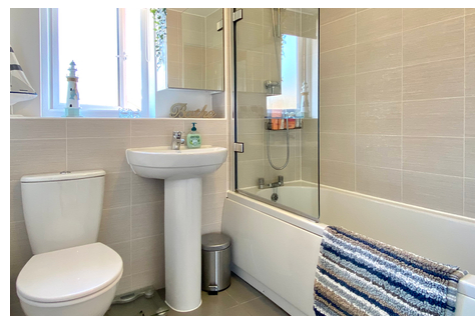
STYLISH, 4 DOUBLE BEDROOM, DETACHED FAMILY HOME IN HIGHLY SOUGHT AFTER LOCATION WITH OPEN PLAN KITCHEN/DINING/FAMILY ROOM, UTILITY ROOM, EN-SUITE SHOWER ROOM, GARAGE & DRIVEWAY WITHIN THE CURRENT BASSALEG SCHOOL CATCHMENT AREA

Executive four double bedroom, detached family home situated in the sought after Jubilee Park Estate on the West side of Newport. Located close to all local amenities, supermarkets, sought after primary school and within the current Bassaleg Comprehensive School catchment area, walking distance to Pye Corner Railway Station with direct lines to Cardiff whilst also having the easiest of access to junctions 27 & 28 of the M4 making it ideal for commuting.

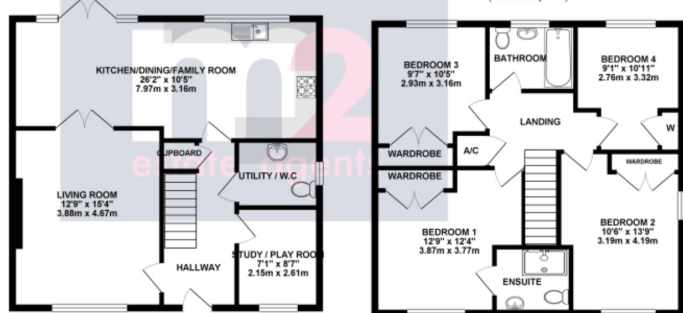
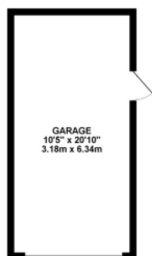
The property boasts stylish well planned living accommodation briefly comprising, to the Ground Floor: Entrance Hallway, Study/Office, Utility/W.C, Living Room opening to a large Kitchen/Dining/Family Room. On the First Floor: Four Double Bedrooms all with fitted wardrobes with an En-suite Shower Room to the master as well as a Family Bathroom. Outside: To the Front, hedging with path to front door. To the Side: A tandem driveway providing off road parking leads to a large single garage with gated side access. To the Rear: A good size, easily maintained garden with patio area, lawn and decking with side door providing access into the garage with covered area seating area behind.

The property further benefits from having a condensing gas heating system, upvc double glazing throughout and approximately 18 months left in the NHBC warranty.

Services:
Council Tax Band:



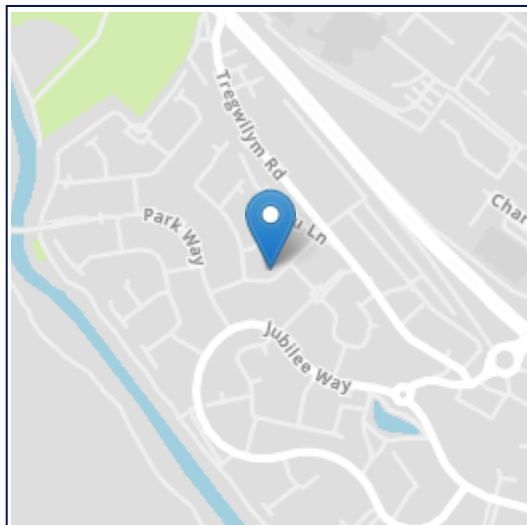
GROUND FLOOR 861.89 sq. ft.
(80.07 sq. m.)



1ST FLOOR 645.02 sq. ft.
(59.92 sq. m.)

TOTAL FLOOR AREA: 1506.91 sq. ft. (140.00 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 guidance purposes only and should be used in conjunction with any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee is given as to their operability or efficiency can be given. Made with Metron E2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		93
A		
(81-91)	84	
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

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