

3 De Haia Road, Rogerstone, Newport. NP10 9NT
GUIDE PRICE £500,000
£500,000 - £525,000
Tenure Freehold

- **GUIDE PRICE - £500,000 - £525,000**
- **5 BEDROOMS**
- **STUNNING KITCHEN/DINING/FAMILY ROOM**
- **2 ENSUITE & FAMILY BATHROOM**
- **LOUNGE WITH OVERSIZED BAY WINDOW**
- **GARAGE & EXTENDED DRIVEWAY**
- **BEAUTIFULLY LANDSCAPED REAR GARDEN**
- **IMMACULATE THROUGHOUT & STYLISH DECOR**
- **EXTREMELY SOUGHT-AFTER JUBILEE DEVELOPMENT IN ROGERSTONE**
- **BASSALEG SCHOOL CATCHMENT AREA**

Situated on the sought after Jubilee Park Development in Rogerstone, is this modern five bedroom, immaculate and stylish detached family home. Located close to all local amenities, supermarkets, sought after primary schools, 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 living accommodation briefly comprising to the Ground Floor: Entrance Hallway with stunning Porcelain tiled floor flowing through into the Kitchen/Diner/Family Room, Utility Room & Cloakroom. The Lounge is located to the front, beautifully decorated with an over-sized bay window. The Kitchen/Dining/Family Room is positioned to the rear with French doors opening out to the rear garden. This stunning, contemporary Kitchen has been recently fitted, with natural stone worktops and a large central island providing a sitting area with bar stools. The newly fitted Utility Room is located just off the kitchen with the W/C off that.

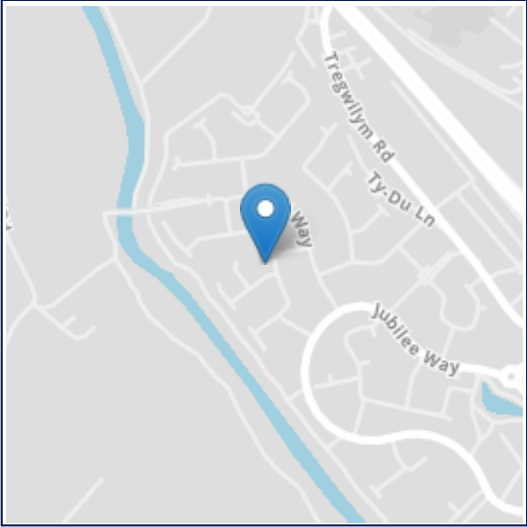
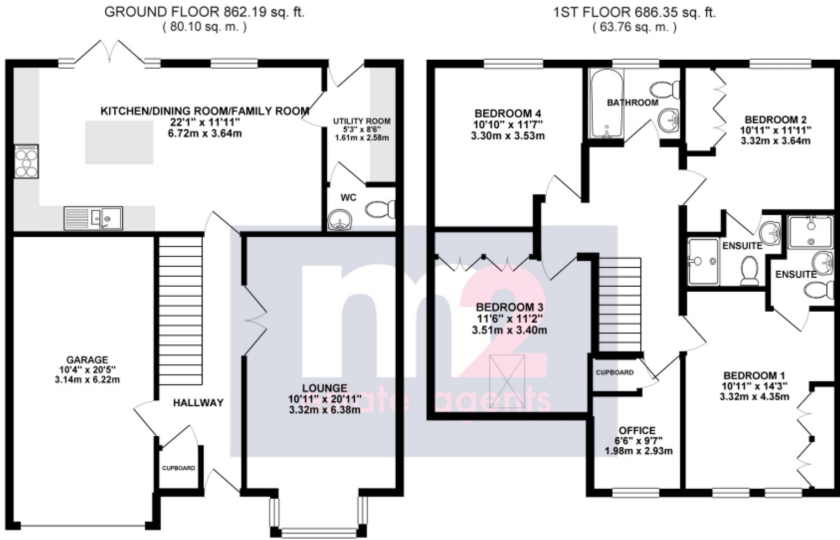
First Floor: The first floor is extremely impressive, providing a spacious landing leading off to four Double Bedrooms, one good size single bedroom and the family bathroom. Bedrooms One and Two have modern en-suite Shower Rooms and fitted wardrobes. Bedroom three also has built-in wardrobes and an attractive skylight window. Bedroom 5 has a large storage cupboard and would make a lovely office.

Outside: The property is positioned at the end of a private lane, overlooking an attractive green area, making it a quiet spot with no passing traffic. The driveway has been extended, providing off-road parking for at least 4 vehicles with access into the integral garage. The rear garden has been professionally landscaped with attractive raised borders, a large artificial lawn with large decking area. It provides a great space for those summer BBQ's and socialising with friends and family, fully enclosed by timber fencing with a gate to the side, providing access to the front driveway.

The property further benefits from having a gas boiler, UPVC Double Glazing throughout and approximately 4 years left on the NHBC guarantee.

Services:

Council Tax Band:



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | 92 |
| (81-91) B | 84 | |
| (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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letter and that these property (3 De Haia Road, Newport, NP10
9NT) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____