

44 Welsh Oak Way Rogerstone Newport



SUPERB DETACHED FAMILY HOME WITH NEWLY-BUILT ORANGERY

- FOUR BEDROOM DETACHED FAMILY HOME
- DOUBLE GARAGE WITH REMOTE CONTROLLED DOOR
- NEWLY-BUILT ORANGERY/GARDEN ROOM
- TWO ENSUITES PLUS FAMILY BATHROOM
- LARGE LOUNGE WITH SEPARATE DINING ROOM
- IMPRESSIVE KITCHEN/BREAKFAST ROOM
- LOVELY SIDE & REAR GARDENS
- OCCUPYING A LOVELY PRIVATE PLOT
- CLOSE TO EXCELLENT AMENITIES AND SCHOOLS
- MAJOR ROAD LINKS CLOSE BY

Guide Price £480,000

Welsh Oak Way, Rogerstone, NP10 9NS

Introduction

GUIDE PRICE - £480,000 - £500,000 - A fantastic opportunity to purchase this beautifully presented and much improved detached family home, situated on the edge of the ever popular and highly sought after Jubilee Park development, just minutes from excellent amenities and major road links. Reputable primary and secondary schools, shops and bus stops are all close by, as is the M4 motorway providing an easy commute to Cardiff, Bristol and beyond.

The property was built by Bellway Homes in 2017 and is the 'Wroughton' style home, featuring generous room proportions and also benefitting from being on the edge of the development upon a private plot. Upon entering the property, the welcoming hallway leads off to a large lounge, dining room, WC and a large kitchen/breakfast room which opens on to a newly-built orangery/garden room. Stairs lead up to the gallery landing which leads off to four double bedrooms (two of which feature ensuite shower rooms) plus main family bathroom.

Outside, the frontage benefits from a good sized driveway which leads to a detached double garage with a newly-installed electronic section door, plus has power and lighting. The rear & side gardens are well manicured and home to various plants and shrubbery, plus a private decking area.

A viewing of this superb family home is very much encouraged to appreciate the size and quality, further information and room dimensions can be found below;

Entrance Hallway 15'5" max x 7'6" max (4.72 max x 2.31 max)

Lounge 22'10" x 10'8" max (6.96 x 3.27 max)

Dining room 10'7" x 9'9" max (3.23 x 2.99 max)

Kitchen/breakfast room 23'6" x 10'7" max (7.18 x 3.25 max)

Comprising of a range of high gloss wall and base units with quartz worktops, gas hobs with extractor over, integrated double oven, fridge/freezer, dishwasher and washing machine.

Orangery/garden room 15'8" x 11'0" (4.79 x 3.36)

A newly-built orangery accessible from the lounge or kitchen/diner featuring large French doors and a skylight

WC/cloakroom 6'5" x 4'9" (1.98 x 1.46)

FIRST FLOOR

Bedroom 1 16'4" max x 10'9" max (4.98 max x 3.28 max)

Featuring built-in wardrobes and an ensuite shower room

Ensuite 7'2" x 4'5" (2.19 x 1.37)

Bedroom 2 12'7" max x 10'11" max (3.86 max x 3.33 max)

Ensuite 7'5" x 4'5" (2.28 x 1.37)

Bedroom 3 10'11" x 9'10" (3.33 x 3.02)

Bedroom 4 10'7" x 10'8" max (3.24 x 3.27 max)

Family bathroom 10'8" max x 6'11" (3.26 max x 2.11)

OUTSIDE

Double garage 18'2" x 20'0" (5.54 x 6.10)

A good sized double garage featuring power and lighting plus a newly fitted Hormann remote controlled sectional door.

Gardens

The property enjoys private rear and side gardens and is laid to well manicured lawns, decking and an abundance of mature plans and shrubbery. A side gate leads out to the driveway and garage.

Tenure

Freehold. We are advised by the vendor that there is an annual service charge of approximately £227 for the upkeep of the common areas of the development.

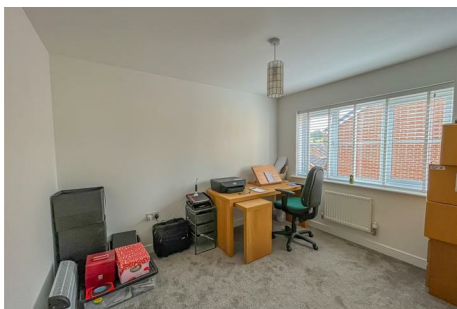
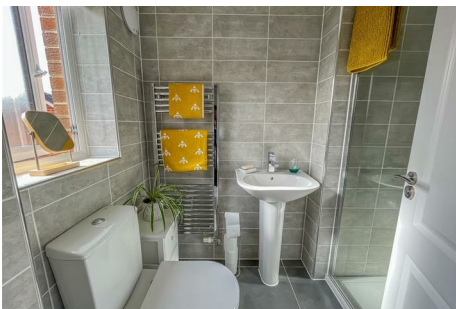
Council tax

Band F

Viewings


By prior appointment with vendors agents Nuttall Parker. 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.






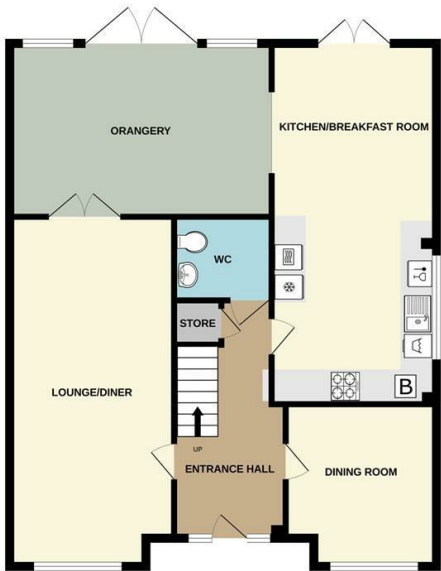
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(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 	

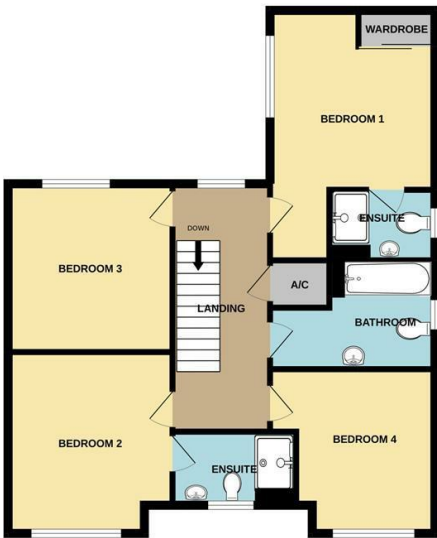
Environmental Impact (CO₂) Rating

	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 	

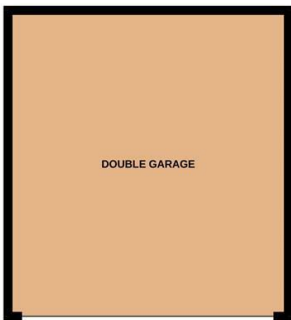
GROUND FLOOR



FIRST FLOOR



2ND FLOOR



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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