

## 46 Great Oaks Park Rogerstone Newport



### MUCH IMPROVED FOUR BEDROOM DETACHED FAMILY HOME IN ROGERSTONE

- EXECUTIVE DETACHED FAMILY HOME
- MUCH IMPROVED THROUGHOUT
- IMPRESSIVE KITCHEN WITH INTEGRATED APPLIANCES
- TWO GOOD SIZED RECEPTION ROOMS
- GROUND FLOOR WC
- FAMILY BATHROOM PLUS ENSUITE TO BEDROOM 1
- STUDY
- BEAUTIFUL REAR GARDEN
- INTEGRATED DOUBLE GARAGE
- NEAR TO AMENITIES AND ROAD LINKS

**Chain Free £505,000**

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# Great Oaks Park, Rogerstone, NP10 9AT

## Introduction

\*NO ONWARD CHAIN\* A fantastic opportunity to purchase this beautifully presented executive detached family home situated in Great Oaks Park, Rogerstone, offering easy access to amenities and main road connections. Within walking distance we have reputable schools, bus stops, local shops and Newport Golf Club as well as the M4 motorway being just around the corner.

Built by McAlpine Homes c.2000, the property has since undergone some modernisation to include redecoration, a new gas central heating system, an impressive kitchen refit and new electric garage doors to name a few.

Upon entering the property we are welcomed into the main hallway which leads off to a dining room, lounge, study, WC and the refitted kitchen featuring integrated appliances, quartz work surfaces and central island. There is also access into the rear of the garage which features two newly installed twin sectional doors (both remote controlled), power and lighting. Upstairs, the living space is equally impressive with its four generously sized bedrooms (3 of which with built-in wardrobes), a refitted ensuite to bedroom 1 and family bathroom with bath and separate shower cubicle.

Outside, the frontage offers a double-width driveway and an attractive lawn then, to the rear, a really good sized garden laid to elevated decking and lawn.

Viewing really is essential to appreciate what this beautiful home has to offer, further information can be found below;

## GROUND FLOOR

### **Lounge 16'2" max x 11'6" max (4.94 max x 3.51 max)**

With a feature gas fire place and doors leading out to the rear garden

### **Dining room 13'6" (into bay) x 10'1" (4.12 (into bay) x 3.09)**

### **Kitchen 16'9" max x 14'2" max (5.11 max x 4.33 max)**

A truly impressive kitchen which has been refitted in recent years. It features quartz work surfaces, an integrated Bosch oven and microwave, AEG gas hobs and an integrated Neff dishwasher as well as fridge and separate freezer. The central island has been carefully designed to allow space for breakfast stools and also features under-counter lighting. A five ring gas hob and wine cooler can also be found on the central island as well as a ceiling-mounted extractor fan.

### **Study 7'4" x 8'3" max (2.24 x 2.52 max)**

### **WC 8'0" x 4'2" (2.45 x 1.28)**

### **Garage 19'0" max x 16'9" max (5.80 max x 5.12 max)**

Accessible via a door from the kitchen or via two twin sectional doors, individually controlled with electric openers.

## FIRST FLOOR

### **Bedroom 1 14'10" max x 14'0" (into wardrobes) (4.53 max x 4.27 (into wardrobes))**

Featuring three built-in wardrobes and access into the ensuite

### **Ensuite 8'1" x 5'0" (2.48 x 1.54)**

A stylish refitted ensuite comprising of a WC, sink and walk-in shower cubicle

### **Bedroom 2 8'11" x 14'3" (into wardrobes) (2.73 x 4.35 (into wardrobes))**

Featuring two built-in wardrobes

### **Bedroom 3 9'2" x 11'9" (into wardrobes) (2.80 x 3.59 (into wardrobes))**

Featuring a built-in wardrobe with sliding doors

### **Bedroom 4 9'2" x 8'5" (2.81 x 2.58)**

### **Family bathroom 8'4" max x 7'8" max (2.55 max x 2.36 max)**

Featuring a WC, sink and bath with separate shower cubicle

## Tenure

Freehold

## Council tax

Band G

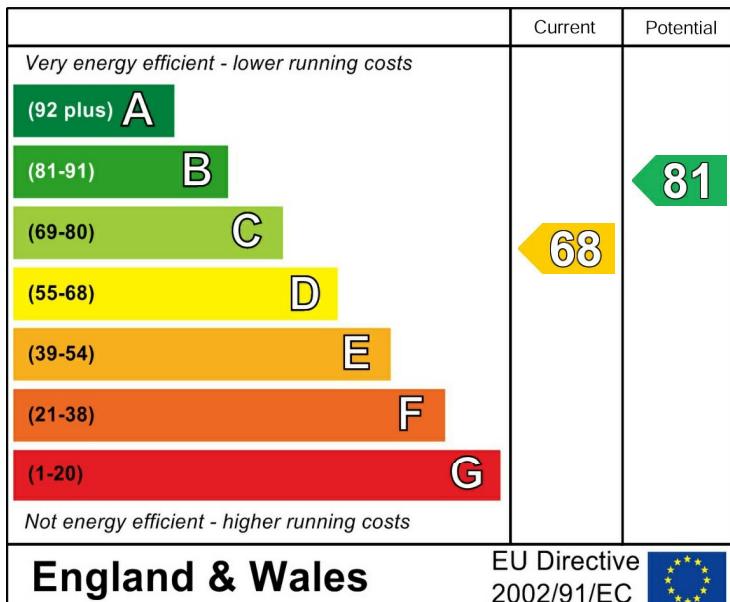
## Viewing

By prior appointment with vendors agents Nuttall Parker. Tel: 01633 212666.

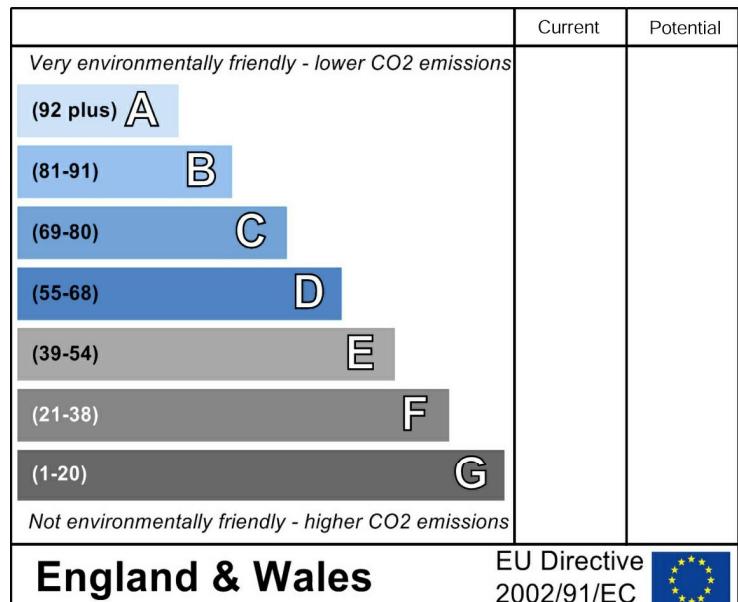
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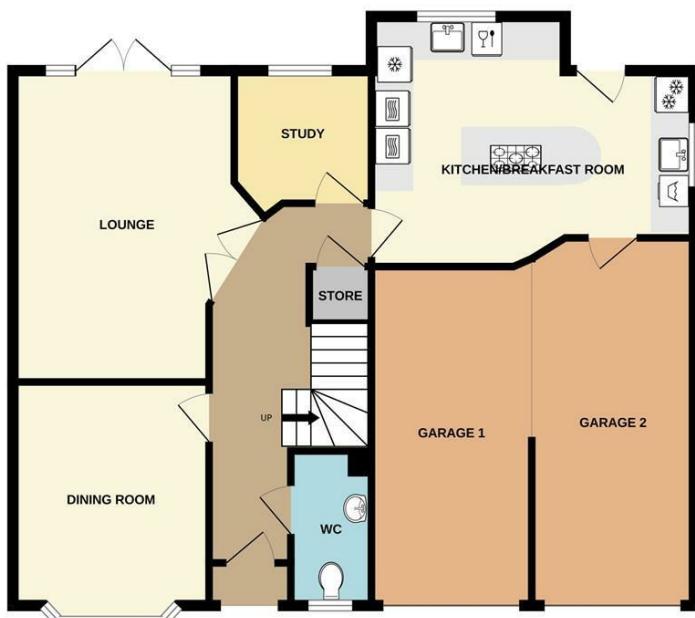
## Energy Efficiency Rating



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



GROUND FLOOR



1ST 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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