

5 Jubilee Way Rogerstone Newport



IMMACULATELY PRESENTED DETACHED HOME IN JUBILEE PARK

- FOUR GOOD SIZED BEDROOMS
- SPACIOUS LOUNGE
- IMPRESSIVE OPEN PLAN KITCHEN/DINER WITH UTILITY
- GROUND FLOOR WC, FIRST FLOOR BATHROOM & ENSUITE
- LOW MAINTENANCE GARDEN
- DRIVEWAY AND GARAGE
- HIGHLY SOUGHT AFTER LOCATION
- WALKING DISTANCE TO AMENITIES AND EXCELLENT SCHOOLS
- MAJOR ROAD LINKS CLOSE BY
- MUST BE VIEWED

£369,995

Jubilee Way, Rogerstone, NP10 9PN

Introduction

This immaculately presented and spacious detached property is situated in the highly sought after Jubilee Park development in Rogerstone, just minutes from excellent amenities, well regarded primary and secondary schools and major road links, making this the ideal family home and commuters alike. Built by Taylor Wimpey c.2018, this house type is called the 'Kentdale'. It offers generous room proportions throughout, lots of windows providing natural light, plenty of storage and many of the modern conveniences you'd expect to find in a property of this type.

Upon entering, we are welcomed into a good sized entrance hallway which leads off to a WC, a large lounge which has double doors out to the garden and a stylish open plan kitchen/diner which has integrated appliances, plus a utility area. Outside, the enclosed garden is low maintenance, of a good size and laid to artificial grass and patio, plus a single garage and a driveway provides off road parking and storage space.

Further information and room dimensions can be found below

GROUND FLOOR

Lounge 19'8" x 11'3" (6.00 x 3.43)

Kitchen/diner 19'8" max x 11'9" max (6.00 max x 3.59 max)

Utility 6'5" x 4'9" (1.98 x 1.46)

WC 5'2" x 2'11" (1.60 x 0.89)

FIRST FLOOR

Bedroom 1 11'7" max x 11'1" max (3.55 max x 3.40 max)

(with built-in wardrobes)

Ensuite 6'6" x 4'8" (1.99 x 1.43)

Bedroom 2 12'1" max x 9'9" (3.70 max x 2.99)

(with built-in wardrobes)

Bedroom 3 10'0" max x 9'9" (3.06 max x 2.99)

(with built-in wardrobes)

Bedroom 4 10'2" max x 8'3" (3.10 max x 2.54)

Bathroom 6'7" x 6'2" (2.02 x 1.88)

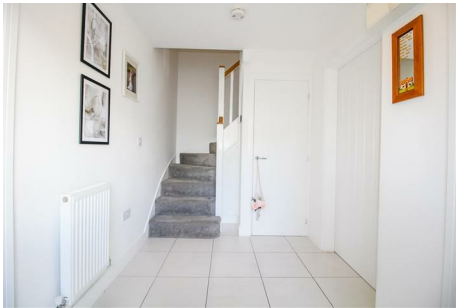
Tenure & service charge

We are advised the property is freehold however we recommend you confirm this with your solicitor prior to purchase. We are also advised the annual service charge (for the upkeep and maintenance of the development) is approximately £218.81

Viewings


By prior appointment with vendors agents Nuttall Parker Newport 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.




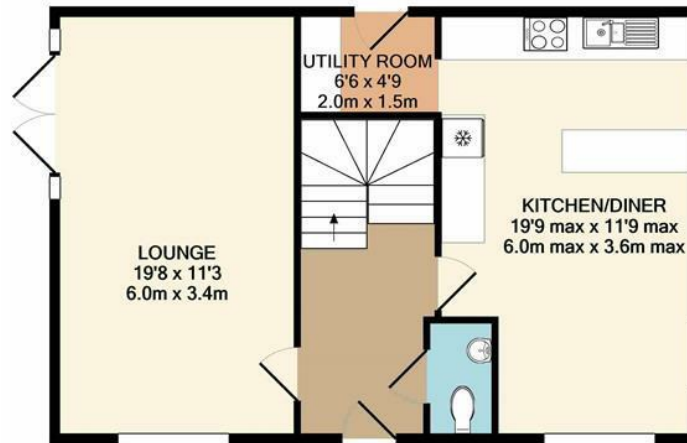


Energy Efficiency Rating

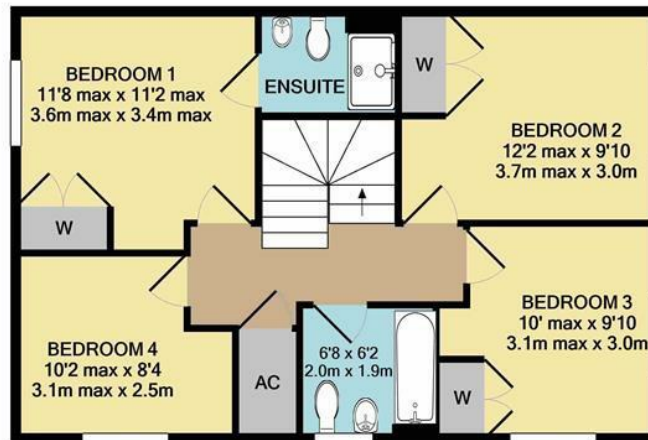
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix ©2021