



Laburnum Close

Guide Price £375,000 - £400,000

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- En-Suite to Master and Downstairs WC
- Open Plan Kitchen/Diner
- Utility Room
- Conservatory
- Enclosed Rear Garden
- Close to Schools, Shops and Excellent Transport Links
- EPC Rating: Awaited



 4  1  2

Pinkmove

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About the property

Nestled in Laburnum Close, Rogerstone, this beautifully presented four-bedroom detached home offers spacious, versatile living in a peaceful cul-de-sac setting. Perfectly positioned for families and commuters alike, the property benefits from excellent transport links, reputable schools, and a wealth of local amenities.

Upon entering, you are welcomed into a hallway featuring a downstairs WC, staircase to the first floor, and access to the main living areas. To the front of the property is a generously sized lounge, ideal for relaxing or entertaining guests.

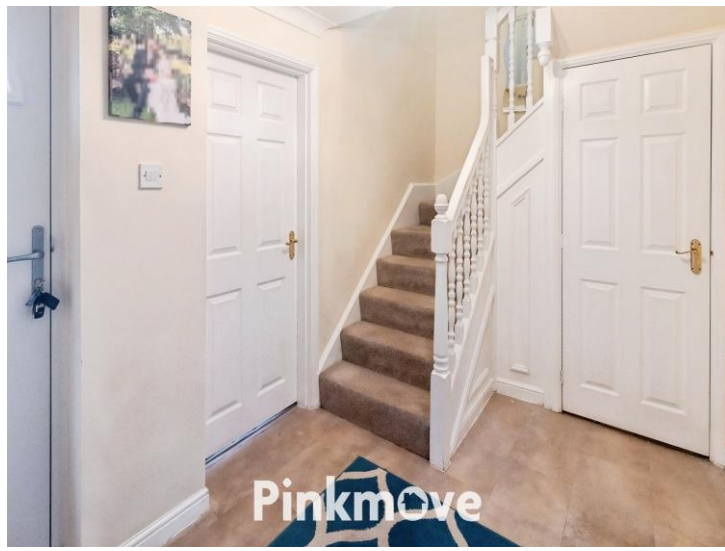
To the rear, the heart of the home is a spacious open-plan kitchen diner. The kitchen is well-equipped and leads to a separate utility room. From the dining area, French doors open into a light and airy conservatory, creating a seamless flow between indoor and outdoor living.

The garage has been partially converted to offer a flexible space which could have multiple uses, while retaining useful storage space at the front.

Upstairs, the property boasts four versatile bedrooms, including a master bedroom with en suite shower room, and a modern family bathroom serving the remaining bedrooms.

Externally, the home features a low-maintenance enclosed rear garden with Hot Tub, and a private driveway to the front with space for up to three vehicles. The property also features newly installed windows and doors as well as a new boiler.





Accommodation

Lounge
13' 5" x 13' 10" (4.09m x 4.22m)
Max Measurements

Downstairs WC
6' 4" x 2' 9" (1.93m x 0.84m)

Kitchen/Diner
9' 5" x 21' 1" (2.87m x 6.43m)

Utility Room
6' 9" x 4' 9" (2.06m x 1.45m)

Conservatory
10' x 16' 9" (3.05m x 5.11m)

Study/Playroom
11' 1" x 8' 1" (3.38m x 2.46m)

Garage
4' 10" x 8' 3" (1.47m x 2.51m)

Bedroom 1
11' 11" x 13' 8" (3.63m x 4.17m)
Max Measurements

En-Suite
6' 10" x 4' 8" (2.08m x 1.42m)

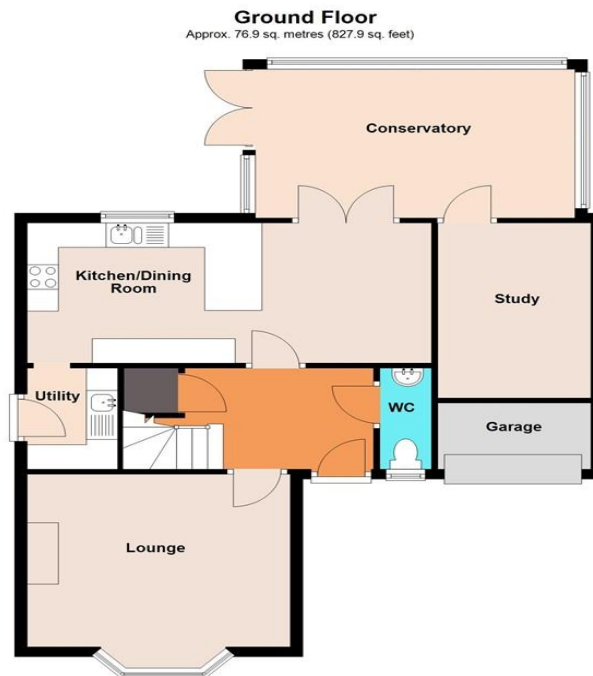
Bedroom 2
9' 10" x 9' 11" (3.00m x 3.02m)

Bedroom 3
9' 5" x 8' 5" (2.87m x 2.57m)

Bedroom 4
6' 9" x 11' 6" (2.06m x 3.51m)
Max Measurements

Bathroom
6' 1" x 6' 9" (1.85m x 2.06m)

Floorplan



Total area: approx. 132.4 sq. metres (1425.2 sq. feet)
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Important Information

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