

51 Thornhill Way Rogerstone Newport



THREE BEDROOM DETACHED FAMILY HOME IN SOUGHT AFTER CUL-DE-SAC

- NO ONWARD CHAIN
- THREE BEDROOM DETACHED FAMILY HOME
- LARGE LOUNGE WITH FEATURE BAY WINDOW
- GOOD SIZED KITCHEN WITH SEPARATE DINING ROOM
- GROUND FLOOR WC PLUS MODERN FIRST FLOOR SHOWER ROOM
- BEAUTIFULLY MAINTAINED FRONT AND REAR GARDENS
- DOUBLE-LENGTH DRIVEWAY LEADING TO GARAGE
- WALKING DISTANCE TO EXCELLENT AMENITIES
- MAJOR ROAD CONNECTIONS CLOSE BY
- MUST BE VIEWED TO APPRECIATE FULL POTENTIAL

Chain Free £310,000

Tel: 01633 212 666 **www.nuttallparker.com**

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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.

Nuttall Parker is a trading name of Nuttall Parker Limited Liability Partnership. Registered Number OC350900. Registered Office: 7 Baneswell Road, Newport NP20 4BP

Thornhill Way, Rogerstone, NP10 9FS

Introduction

A fantastic and rare opportunity to purchase this immaculately presented detached family home situated at the end of this quiet cul-de-sac in this lovely 1960's residential development in Rogerstone, just minutes from excellent amenities and major road connections. Within walking distance there are well regarded primary and secondary schools (including Bassaleg Comprehensive School), bus stops, Rogerstone train station and local shops as well as the M4 motorway being close by too.

The property has been owned by the same family since it was built in the early 1970's and has been well cared for and maintained however some modernisation may be required to suit the tastes of the purchaser.

On entering the property, we are welcomed into the hallway which leads off to a good sized lounge with feature bay window, dining room, kitchen and a WC then, upstairs, three generously-sized bedrooms and newly fitted shower room.

Outside, the frontage features a tandem driveway leading to a single garage as well as a beautiful, well-manicured lawn with various trees and plants. The garden is even more impressive, with it's full-width patio and lawn area being home to an array of mature plants and trees as well as a greenhouse and shingled area.

Viewing really is essential to appreciate what this truly wonderful family home has to offer, further information can be found below or by contacting our office today

Tenure

Freehold

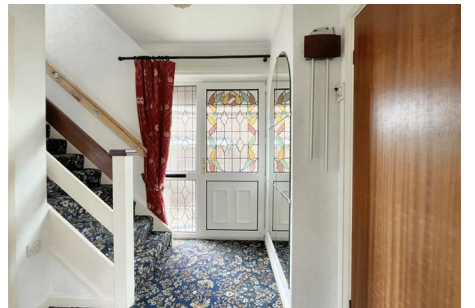
Council tax

Band E


Viewing

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

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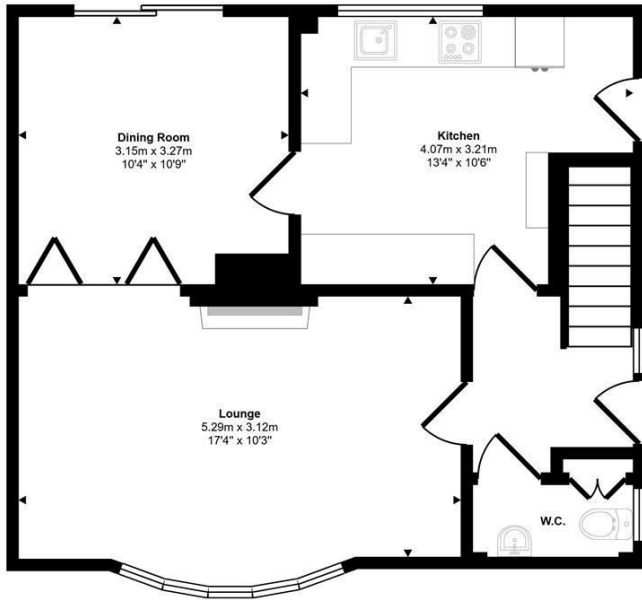
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	67	
(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	

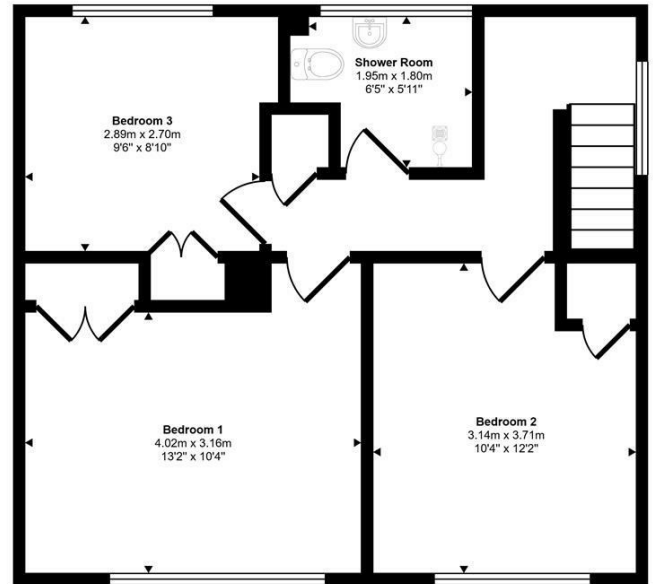
Environmental Impact (CO₂) Rating

	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	

Approx Gross Internal Area
98 sq m / 1050 sq ft



Ground Floor
Approx 49 sq m / 523 sq ft



First Floor
Approx 49 sq m / 527 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.