

36 De Haia Road Rogerstone Newport



A SUPERB DETACHED FAMILY HOME SITUATED IN JUBILEE PARK

- SUPERB DETACHED HOME ON A LARGER THAN AVERAGE PLOT
- FOUR GOOD SIZED BEDROOMS
- LARGE LOUNGE WITH BAY WINDOW
- IMPRESSIVE KITCHEN/BREAKFAST AREA WITH ADJOINING UTILITY
- SEPARATE DINING ROOM
- GROUND FLOOR STUDY
- GROUND FLOOR WC
- TANDEM DRIVEWAY AND GARAGE
- PERFECTLY SITUATED FOR AMENITIES AND ROAD LINKS
- MUST BE VIEWED

£370,000

De Haia Road, Rogerstone, NP10 9NT

Introduction

Built by Barratt Homes in 2017 and occupying this larger than average plot within the highly sought after Jubilee Park development in Rogerstone is this beautifully designed and immaculately presented detached family home. Excellent amenities are close by such as well-regarded primary and secondary schools, shops, bus stops and handy road links such as the M4 motorway and Southern Distributor Road, both allowing an easy commute to Cardiff, Bristol and beyond.

The property really has been designed with families in mind and benefits from generous room proportions and open plan living spaces. Upon entry, you are welcomed into a wide hallway with doors that lead off to a study, a WC, a large lounge with a square bay window and adjoining dining room as well as a stylish kitchen/breakfast room with an adjoining utility area. Upstairs, there are four good sized bedrooms (with the master bedroom benefitting from an en-suite) and a the main family bathroom. Outside, to the front there is an attractive lawn with a path that leads to the front door and also to the double length driveway where you will find a detached single garage. A side gate leads into a large rear garden which is laid mainly to lawn and is enclosed by fencing.

Further information and room dimensions can be found below;

GROUND FLOOR

Hallway 11'0" x 7'3" (3.36 x 2.23)

Study 7'4" x 6'11" (2.24 x 2.13)

WC/Cloakroom 5'5" x 2'9" (1.66 x 0.84)

Comprises of a wall mounted sink and a WC

Lounge 20'7" into bay window x 12'0" (6.29 into bay window x 3.67)

Dining Room 10'7" x 8'7" (3.25 x 2.63)

Kitchen/Breakfast Room 16'5" max x 12'8" into bay (5.01 max x 3.88 into bay)

A superb open plan area designed to socialise whilst preparing meals. The kitchen benefits from a range of wall and base units with grey worksurfaces that wrap around to provide a breakfast bar. There is an integrated fridge/freezer, electric cooker, gas hobs with extractor over and a dishwasher as well as a double sink with drainer and mixer tap. Double doors lead out to the rear garden.

Utility Room 5'4" x 4'11" (1.65 x 1.50)

The utility area provides plumbing for your washing machine and access out to the driveway.

FIRST FLOOR

Bedroom 1 12'6" x 11'6" (3.83 x 3.53)

En-Suite 7'4" max x 4'9" max (2.26 max x 1.47 max)

WC, sink and a double shower

Bedroom 2 14'2" max x 10'6" max (4.32 max x 3.22 max)

Bedroom 3 10'11" max x 10'4" max (3.33 max x 3.15 max)

Bedroom 4 9'7" max x 10'3" max (2.93 max x 3.13 max)

Family Bathroom 6'11" x 5'6" (2.13 x 1.69)

A modern white suite comprising of a sink, WC and bath.

OUTSIDE

Front/Side

An attractive lawn area and path lead up to the front entrance door. The double length driveway can be found running parallel to the property and leads to a detached garage. A side gate leads you in to the rear garden and a side door leads in to the utility room.

Rear

A larger than average grassed garden can be accessed via double doors from the kitchen area and is enclosed via fencing. A gate will take you out to the driveway and up to the garage.

Viewings

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

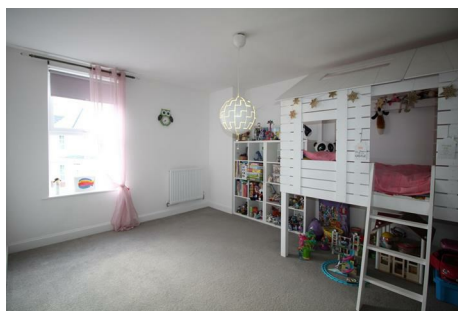
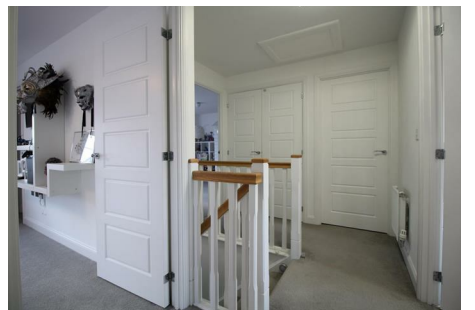
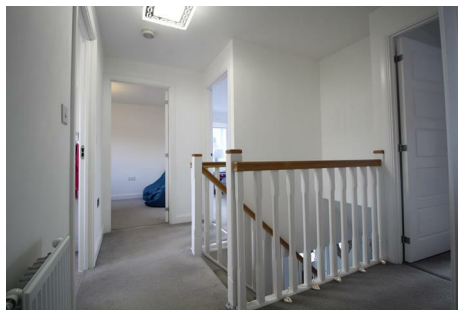
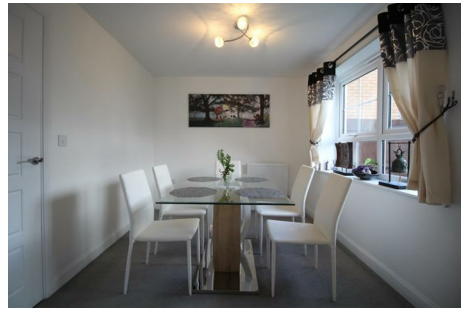
These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.

Services


All mains services are connected to the property

Tenure


We are advised the property is freehold however this should be confirmed by your solicitor prior to purchase



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(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	



FIRST FLOOR



GROUND FLOOR