



## Nettlefolds Crescent, £435,000

- Spacious and well presented.
- Four bedroom detached
- Ensuite
- Driveway and garage
- Sought after development.
- Open plan kitchen/dining room
- Utility room and cloakroom/WC
- EPC Rating: B



 4  2  1



## About the property

A superb opportunity has arisen to acquire this beautifully presented modern detached family home, ideally positioned in a sought-after area of Rogerstone. Offering excellent access to the M4 motorway, the property is perfectly placed for commuting to Cardiff, Bristol, and further afield.

Upon entering, you are welcomed by a bright and spacious hallway, leading to a convenient cloakroom/WC and a generous lounge designed for comfort and relaxation. To the rear of the property, the contemporary open-plan kitchen and dining area create a sociable heart to the home, complemented by a separate utility room offering additional practicality.

The first-floor hosts four well-proportioned bedrooms, including a spacious master bedroom with its own en-suite shower room. A modern family bathroom serves the remaining bedrooms, providing ample space for family living.

Externally, the property benefits from a private driveway and an integral garage, while the enclosed rear garden has been attractively landscaped for low-maintenance enjoyment, offering a secure space ideal for both children and outdoor entertaining.

Located in a desirable residential setting, the property is within easy reach of popular local pubs, restaurants, and highly regarded schools, including being just a short stroll from Jubilee Park Primary School. Newport City Centre is under ten minutes away by car, providing an array of shopping facilities and direct rail links via Newport train station. This outstanding home combines style, space, and a prime location, making it an ideal choice for modern family life.

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## Accommodation

### Hallway

Enter via an opaque double-glazed door to hallway. Doors to WC, downstairs storage, lounge and kitchen/dining room. Ceramic tile flooring.

### Lounge 19' 9" x 11' 3" ( 6.02m x 3.43m )

UPVC double glazed window to front and rear elevations. Wood laminate flooring. Two radiators. Feature fireplace with electric fire.

### Cloakroom/Wc

Comprising close coupled WC and pedestal wash hand basin. Ceramic tile flooring. Tiled splashbacks.

### Kitchen/Dining Room 19' 7" x 11' 10" ( 5.97m x 3.61m )

The kitchen is fitted with an extensive range of base units, complemented by laminate worktops and incorporating a stainless-steel sink with drainer. Appliances include an electric oven with a gas hob, an integrated dishwasher, and a built-in fridge, providing both functionality and convenience. The space is finished with ceramic tile flooring and benefits from two radiators, ensuring comfort throughout. Natural light is welcomed via double glazed windows to both the front and rear elevations, and the kitchen opens seamlessly into the adjoining utility room.

### Utility Room

Base units with laminate worktop. Wall mounted gas boiler. UPVC double glazed door to rear elevation.

### First Floor Landing

Doors to bathroom, bedrooms and airing cupboard. Access to loft.

### Bedroom One 11' 8" x 10' max ( 3.56m x 3.05m max )

Two fitted double wardrobes. UPVC double glazed window to rear elevation. Radiator. Door to ensuite.

### Ensuite

Comprising shower, close coupled WC and pedestal wash hand basin. Ceramic tile flooring. Radiator. Opaque UPVC double glazed window to front elevation. Spotlights and extractor fan.

### Bedroom Two 11' 11" x 9' 9" ( 3.63m x 2.97m )

UPVC double glazed window to rear elevation. Radiator. Fitted double wardrobe.

### Bedroom Three 9' 11" x 9' 8" ( 3.02m x 2.95m )

UPVC double glazed window to front elevation. Fitted double wardrobe. Radiator.

### Bedroom Four 8' 3" x 13' 6" max ( 2.51m x 4.11m max )

UPVC double glazed window to front elevation. Radiator.

### Bathroom

Comprising bath with mixer taps and shower over, close coupled WC and pedestal wash hand basin. Ceramic tile flooring. Tiled splashbacks. Opaque UPVC double glazed window to front. Radiator.

### Outside

The enclosed rear garden offers a peaceful and private outdoor space, predominantly laid to lawn with a patio area ideal for relaxing or entertaining. A convenient access door leads directly into the garage, while secure fencing encloses the garden, providing both privacy and safety.

## Floorplan



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