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Acorn Close, Rogerstone NEWPORT

offers over £560,000

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About the property

An exceptional and rarely available opportunity to acquire this generously proportioned and beautifully presented detached family residence, ideally located within the prestigious Acorn Close development. Tucked away at the end of a quiet and desirable cul-de-sac, the property enjoys a larger-than-average private and fully enclosed rear garden, offering a high degree of privacy and outdoor space. A driveway provides ample off-road parking and leads to a detached double garage.

The spacious and versatile accommodation is arranged over two floors and comprises a welcoming entrance hallway, an impressive lounge ideal for family living, a separate study perfect for home working, a formal dining room, a refitted contemporary kitchen with a range of integrated appliances, a useful utility room, and a modern cloakroom/WC on the ground floor.

Upstairs, there are four well-appointed bedrooms, including a generous principal bedroom with en-suite shower room, as well as a stylish family bathroom.

This attractive home is ideally positioned for convenient access to the M4, making it a superb choice for commuters travelling to Cardiff, Bristol and beyond. The property is also within close proximity to both Rogerstone and Newport train stations, offering excellent rail links. Rogerstone is a highly sought-after

Accommodation

Location

Ideally positioned for convenient access to the M4, making it a superb choice for commuters travelling to Cardiff, Bristol and beyond. The property is also within close proximity to both Rogerstone and Newport train stations, offering excellent rail links. Rogerstone is a highly sought-after residential location, renowned for its community feel, local pubs and restaurants, and its inclusion within the catchment area for the well-regarded Bassaleg Secondary School. Newport city centre is just a short distance away, providing a wide selection of high street shops, amenities and services.

Hallway

Door to storage cupboard, WC, study, kitchen, dining room and lounge. Oak flooring. Stairs to first floor. Radiator.

Lounge

20' 6" x 12' 7" (6.25m x 3.84m)
A feature fireplace with an inset gas fire creates a warm and inviting focal point within the room, offering both comfort and character. Natural light floods the space through a large uPVC double glazed window to the front elevation, while uPVC double glazed patio doors at the rear provide direct access to the garden and enhance the sense of openness, seamlessly connecting the interior with the outdoor space.

Study

11' 2" x 6' 10" (3.40m x 2.08m)
UPVC double glazed window to front elevation. Radiator. Wood laminate flooring.





Cloakroom/Wc

Comprising close coupled WC and wash hand basin. Radiator. Opaque UPVC double glazed window.

Dining Room

11' 6" x 10' 9" (3.51m x 3.28m)
UPVC double glazed window to rear elevation.
Radiator. Wood laminate flooring.

Kitchen

14' x 11' (4.27m x 3.35m)
The refitted kitchen has been thoughtfully designed to combine functionality with contemporary style. It features an excellent range of base units topped with luxurious granite work surfaces, incorporating a black ceramic sink and drainer. A gas cooker point is in place, complemented by an integrated dishwasher for added convenience. LED lighting has been discreetly installed within the kickboards, enhancing both ambience and visibility. Matching wall-mounted cupboards offer additional storage, while elegant marble splashbacks and granite tiled flooring further elevate the finish. Natural light floods the space through uPVC double glazed windows to the rear and side elevations, and inset ceiling spotlights provide a bright, modern



atmosphere. A door leads through to the adjoining utility room.

Utility Room

Laminate worktops. Wall cupboards. Two larder units. Plumbing for washing machine. Wall mounted gas boiler. Radiator. UPVC double glazed door to side leading onto garden.

First Floor Landing

Bedroom One

16' 9" x 12' 3" (5.11m x 3.73m)
A generously proportioned bedroom benefiting from excellent natural light, with uPVC double glazed windows to both the front and side elevations. The room features a fitted range of wardrobes, offering ample storage space, and a radiator providing comfortable warmth. A door leads through to the private en suite, enhancing the functionality and appeal of this well-appointed space.

Ensuite

Comprising close coupled WC, bath and wash hand basin. Tile effect laminate flooring. Tiled splashbacks. Electric shaver point. Radiator. Extractor fan.



Bedroom Two

12' 8" x 10' 8" (3.86m x 3.25m)
UPVC double glazed window to rear elevation.
Radiator. Door to ensuite.

Ensuite

Comprising shower, close coupled WC and pedestal wash hand basin. Opaque UPVC double glazed window to rear elevation. Radiator. Tiled splashbacks. Extractor fan.

Bedroom Three

12' 6" x 8' 10" (3.81m x 2.69m)
UPVC double glazed window to the rear elevation.
Radiator.

Bedroom Four

11' 10" x 9' 8" to robes (3.61m x 2.95m to robes)
UPVC double glazed window to the front elevation.
Fitted wardrobes. Radiator.

Bathroom

Comprising close coupled WC, pedestal wash hand basin, bidet and bath. Opaque UPVC double glazed



window to rear elevation. Radiator. Tiled splashbacks. Extractor fan.

Outside

The property is set within an expansive and beautifully maintained rear garden, offering a perfect balance of open space and natural charm. A generous lawn provides ample room for outdoor recreation, while a spacious wooden deck creates an ideal setting for al fresco dining or simply relaxing in the sun. The garden is thoughtfully landscaped with a variety of mature plants and shrubs, including a flourishing apple tree, a graceful palm tree, and a trailing magnolia, all contributing to a serene and nature-rich environment that can be enjoyed from the comfort of home.

Adjacent to the house, a well-sized patio area extends the living space outdoors and includes a sheltered section which currently houses a jacuzzi, offering a luxurious retreat for year-round enjoyment. The garden wraps around the property to reveal an additional large side area, complete with a second patio and a covered wooden terrace-an inviting and versatile space, perfect for entertaining family and friends.

To the front, the property is approached through an attractive garden laid to lawn and bordered by colourful flowers and established shrubs, creating a welcoming and picturesque first impression. Ample



parking is available via a double driveway and a detached double garage, located conveniently beside the home, completing the impressive exterior of this exceptional residence.





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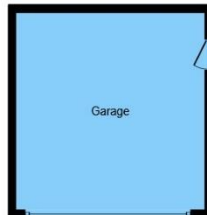
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Ground Floor



First Floor



Garage

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