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Squires Gate

Guide Price £380,000 to £390,000

- Four Bedrooms
- En-Suite Shower, Family Bathroom and Downstairs Wc
- Spacious Rear Garden
- Three Reception Rooms
- Double Garage and Driveway
- Close to Local Shops, Schools and Amenities
- Excellent Transport Links



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About the property

Situated on Squires Gate in Rogerstone, this four-bedroom detached home offers generous living space in a peaceful and well-connected community. The area is ideal for families, with Mount Pleasant Primary School just 410 yards away and Bassaleg School approximately 1.3 miles from the property, ensuring strong educational options close by. Transport links are excellent, with bus routes, the train station and the M4 Motorway offering potential for commuters.

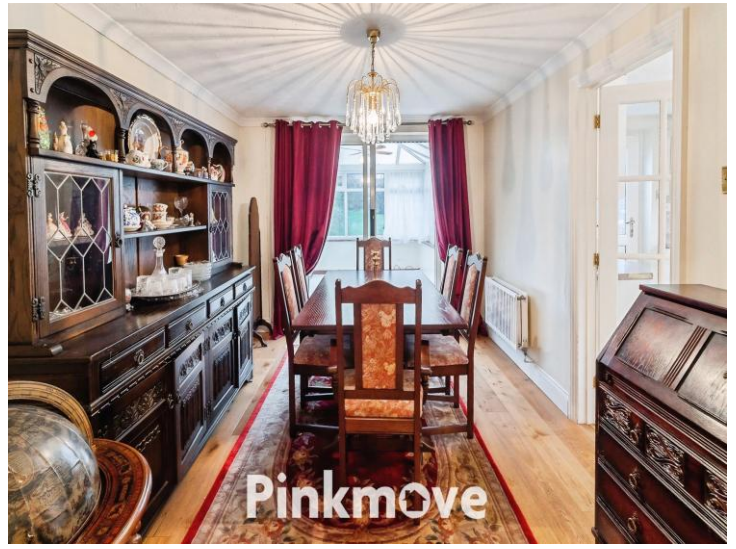
Inside, the ground floor features a well-sized lounge that flows seamlessly into the dining room, creating an inviting open layout perfect for everyday living and entertaining. From the dining area, doors lead into a bright conservatory overlooking the spacious rear garden, while the kitchen is conveniently positioned just off the dining room. A downstairs WC completes the floor.

Upstairs, four versatile bedrooms offer ample flexibility for family members, guests or home working. The master bedroom benefits from its own en-suite shower room, while a modern family bathroom serves the remaining bedrooms.

Outside, the property boasts a large rear garden, a double driveway accommodating multiple vehicles and a double garage that offers excellent potential for future development, whether for additional accommodation, a home office or hobby space.

With canal walks, strong local amenities and superb transport connections, this home provides a fantastic opportunity in one of Rogerstone's most sought-after locations.





Accommodation

Living Room

16' 6" x 11' 7" (5.03m x 3.53m)

Dining Room

12' 4" x 9' 3" (3.76m x 2.82m)

Conservatory

10' 10" x 8' 3" (3.30m x 2.51m)

Kitchen

13' 10" x 8' 4" (4.22m x 2.54m)

Downstairs Wc

2' 9" x 6' (0.84m x 1.83m)

Bedroom 1

13' 1" x 9' 4" (3.99m x 2.84m)

En-Suite

3' 10" x 9' 5" (1.17m x 2.87m)

Bedroom 2

11' 7" x 9' 4" (3.53m x 2.84m)

Bedroom 3

9' 11" x 8' 7" (3.02m x 2.62m)

Bedroom 4

6' 8" x 8' 6" (2.03m x 2.59m)

Bathroom

6' 11" x 5' 6" (2.11m x 1.68m)

Double Garage

16' 10" x 16' 10" (5.13m x 5.13m)

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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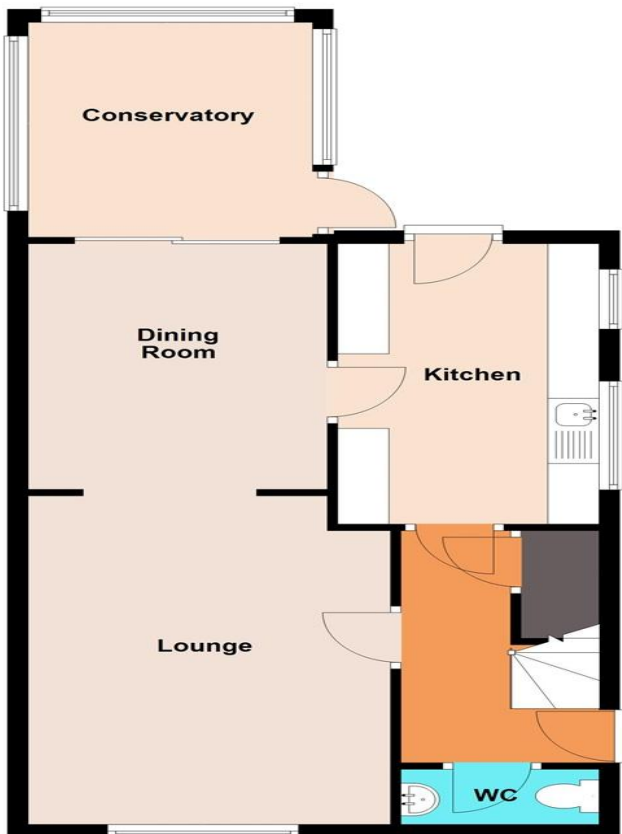
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Floorplan

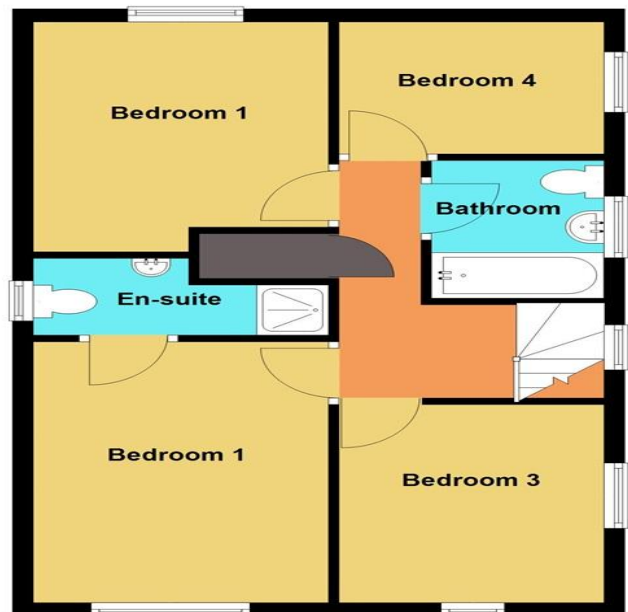
Ground Floor

Approx. 58.9 sq. metres (634.2 sq. feet)



First Floor

Approx. 49.5 sq. metres (533.0 sq. feet)



Total area: approx. 108.4 sq. metres (1167.3 sq. feet)
90 Squires Gate

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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