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Squires Gate

Guide Price £390,000 to £400,000

- 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.

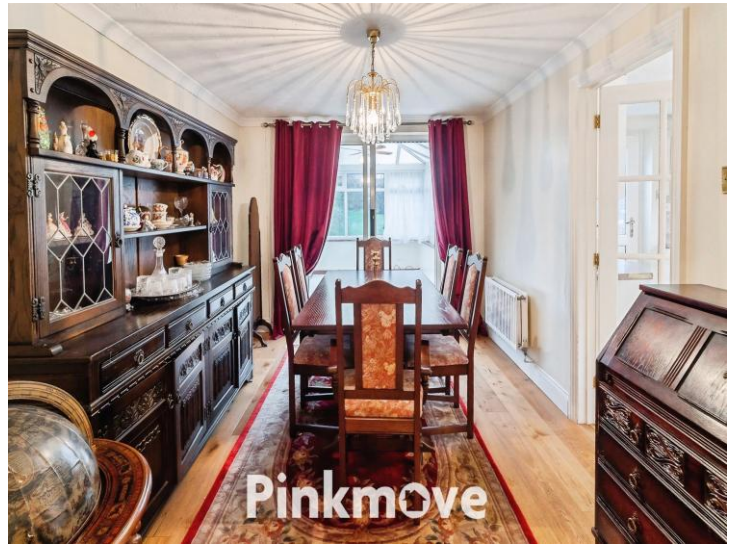
Inside, the ground floor features a well-sized lounge that flows seamlessly into the dining room, creating an inviting open layout perfect for everyday living and entertaining. From the dining area, doors lead into a bright conservatory overlooking the spacious rear garden, while the kitchen is conveniently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

Floorplan

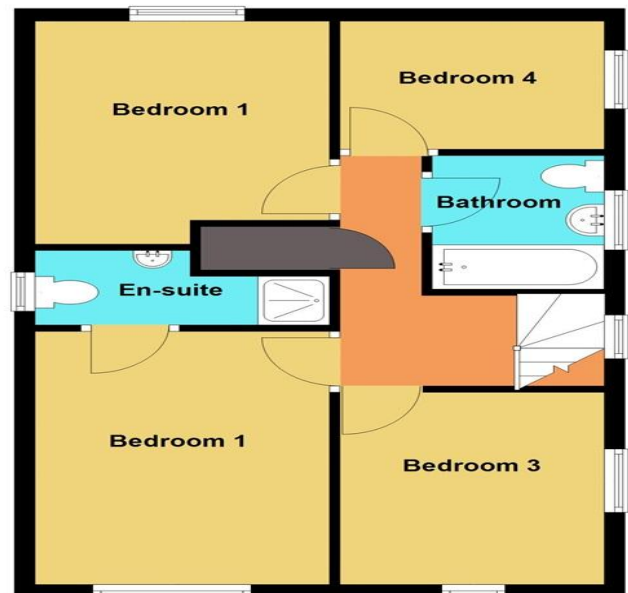
Ground Floor

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

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