

29 Jubilee Way Rogerstone Newport



A SUPERB 4 BEDROOM DETACHED FAMILY HOME IN JUBILEE PARK, ROGERSTONE

- BEAUTIFULLY PRESENTED NEARLY-NEW DETACHED HOME
- FOUR GOOD SIZED BEDROOMS
- FAMILY BATHROOM PLUS ENSUITE
- SPACIOUS BAY FRONTED LOUNGE
- STYLISH OPEN PLAN KITCHEN/DINER
- GROUND FLOOR WC
- TRADITIONAL GALLEY ENTRANCE HALLWAY
- LOVELY ENCLOSED REAR GARDEN
- LONG DRIVEWAY LEADING TO A DETACHED GARAGE
- ABSOLUTELY MUST BE VIEWED

£350,000

Jubilee Way, Rogerstone, NP10 9PN

Introduction

Situated on the ever popular and highly sought after Jubilee Park development in Rogerstone is this 2 year old detached home built by Taylor Wimpey, just minutes from excellent amenities and major road links. Local shops, bus stops and well regarded primary and secondary schools are all within walking distance and the A467 and M4 (J28) providing an easy commute to Cardiff, Bristol and beyond.

The property design is called 'The Midford' and offers modern living accommodation with certain features reminiscent of a 1930's house design; with it's galley entrance hallway and bay frontage. Upon entering, we are lead into the hallway which leads off to a large lounge, ground floor WC and an impressive open plan kitchen/diner with an adjoining utility room. Stairs lead up to a wide landing area and off to four good sized bedrooms (3 of which have fitted wardrobes), an ensuite to bedroom 1 and the family bathroom. The property is immaculately presented, offered for sale in excellent cosmetic order and has some upgrades including kitchen spotlights and a high quality tiled flooring.

Outside, there is a long driveway to the side providing ample off road parking, leading to a detached wider than average single garage which is accessed via an up and over door or a side door into the rear garden which is laid to patio and lawn and enjoys a Southern aspect.

Viewing is essential to appreciate what this beautiful family home has to offer, further information can be found below;

GROUND FLOOR

Hallway 6'4" x 19'0" max (1.94 x 5.81 max)

Lounge 16'4" (into bay) x 11'10" (4.98 (into bay) x 3.61)

WC/cloakroom 4'0" x 5'11" (1.23 x 1.81)

Kitchen/diner 18'8" x 11'0" (5.71 x 3.37)

Utility room 5'7" x 4'0" (1.72 x 1.24)

FIRST FLOOR

Bedroom 1 13'5" (into bay) x 10'8" (4.09 (into bay) x 3.27)

En-suite 6'7" x 3'10" (2.01 x 1.17)

Bedroom 2 11'9" max x 9'3" (3.59 max x 2.82)

Bedroom 3 9'3" x 8'3" (2.82 x 2.52)

Bedroom 4 7'8" x 7'3" (2.36 x 2.23)

Family bathroom 5'6" max x 6'7" (1.70 max x 2.01)

GARAGE 21'8" x 10'8" (6.61 x 3.27)

Viewings

By prior appoint with Vendors agents Nuttall Parker . 01633 212666.

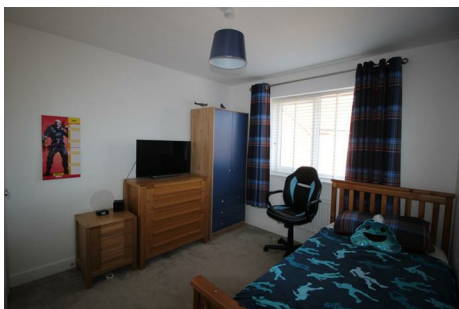
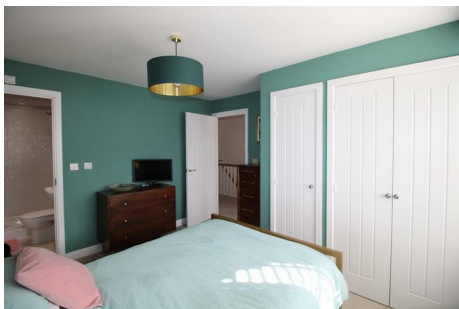
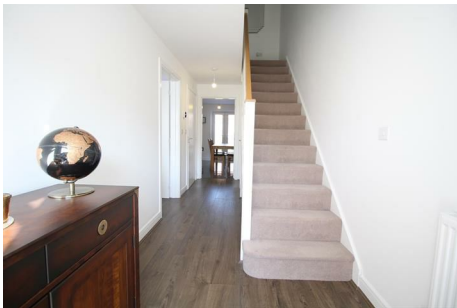
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Tenure

Freehold (to be confirmed by your solicitor). We are advised that there is a monthly management fee of approximately £22 towards the upkeep of Jubilee Park.


Services

Mains services connected




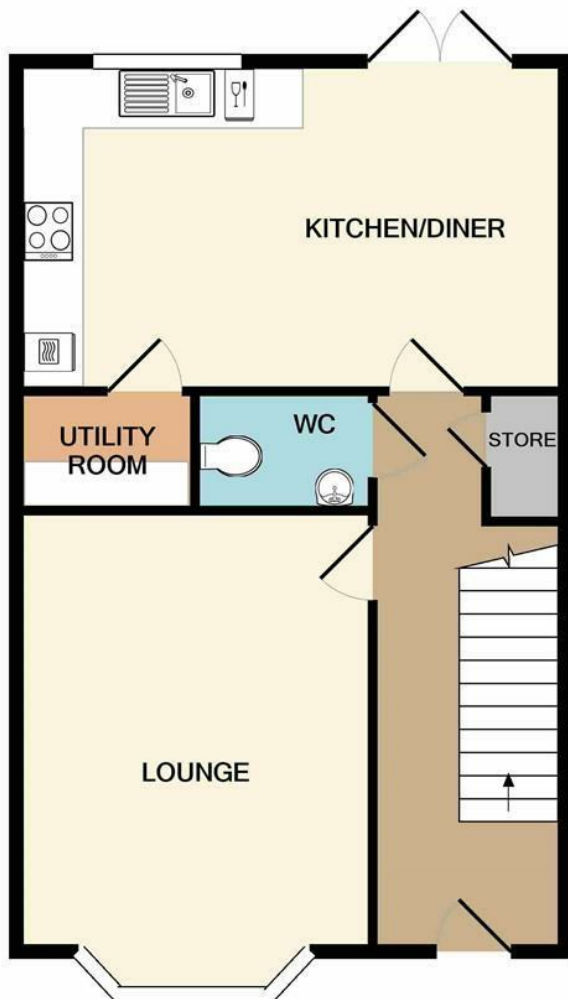


Energy Efficiency Rating

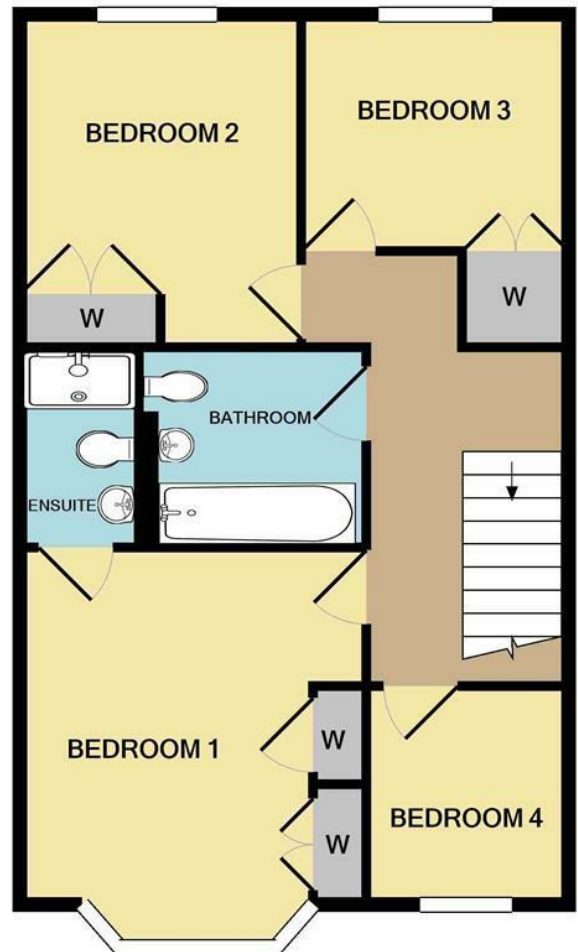
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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