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Acorn Close, Rogerstone Newport

offers in the region of £550,000

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# About the property

Situated in the highly regarded suburb of Rogerstone, this impressive four bedroom detached residence on Acorn Close offers excellent connectivity, with easy access to the M4 motorway for travel to Cardiff, Bristol and beyond. Rail links are available from nearby Pye Corner railway station, providing direct services to Cardiff Central railway station. The area is particularly sought after for its strong community feel, reputable schooling including Bassaleg School, and convenient access to local amenities, as well as the picturesque Monmouthshire and Brecon Canal and the well regarded Newport Golf Club.

Beautifully presented throughout, the property offers well-proportioned accommodation arranged over two floors. The entrance hall leads to a contemporary open-plan kitchen and family room, complemented by a utility room and ground floor shower room. The former garage has been thoughtfully converted into a spacious home gym with bi-fold doors opening onto the driveway, offering versatile additional space.

To the first floor are four well-proportioned bedrooms, two with fitted wardrobes, including a principal bedroom with en suite shower room. A bright and elegant reception room enjoys views over the rear garden and direct access via patio doors.

Externally, the property benefits from attractive gardens, ideal for outdoor relaxation and entertaining.

# 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.

## Summary

Beautifully presented throughout, the home offers thoughtfully designed and versatile accommodation arranged across two floors. A welcoming entrance hall sets the tone, leading through to an impressive open-plan kitchen and family room - a superbly appointed and sociable space forming the heart of the home, perfectly suited to modern family living and entertaining. This area is complemented by a separate utility room and a stylish ground floor shower room. The former garage has been converted to create a substantial home gym, complete with bi-fold doors opening onto the driveway, offering excellent flexibility for a variety of uses including a studio, home office or additional reception space.

To the first floor, a generous landing leads to an elegant principal reception room, beautifully illuminated by natural light and enjoying direct access to the rear garden via patio doors. Four well-proportioned bedrooms are provided, two benefiting





from fitted wardrobes, while the principal bedroom enjoys the added luxury of a private en suite shower room.

Externally, the property continues to impress, with attractive gardens providing a wonderful setting for outdoor relaxation and entertaining, further enhancing the appeal of this superb family home.

This is a rare opportunity to acquire a beautifully appointed residence in one of Rogerstone's most desirable residential settings, perfectly combining modern living with excellent accessibility and lifestyle amenities.

### Entrance Hallway

Enter via double glazed contemporary style composite door. Tiled flooring. Feature staircase with glass to first floor. Understairs storage cupboard. Door to convenient shower room. Radiator. Door to sitting room/kitchen.



### Kitchen/Family Room

27' 7" x 12' 10" ( 8.41m x 3.91m )

Upon entering, you are welcomed into a bright sitting area featuring tiled flooring, a radiator, and a UPVC double-glazed window to the front elevation, allowing for excellent natural light. The space flows seamlessly into the kitchen area, which has been refitted in a contemporary style with sleek handleless high-gloss grey cabinetry, offering an excellent range of base and wall units.

Complementing the kitchen are striking quartz work surfaces incorporating a sink and drainer, alongside a full suite of integrated appliances including a dishwasher, double oven, and a five-ring gas hob with extractor hood above. Inset spotlights enhance the modern aesthetic, while a UPVC double-glazed window to the side elevation provides additional light.

A feature dining table with matching quartz top creates a stylish and practical dining space. A door leads through to the utility room.



### Utility Room

Tiled flooring continues into the utility room, which is fitted with contemporary handleless high-gloss grey base units complemented by a quartz work surface incorporating a sink with mixer tap. There is plumbing and space for a washing machine. A door leads through to the gym, formerly the double garage.

### Shower Room

A well-appointed, contemporary shower room designed in a stylish wet room format. The suite comprises a close-coupled WC, wash hand basin, and a walk-in shower area with glass screen. The space is finished with fully tiled walls incorporating a feature recessed shelf, complemented by tiled flooring and a heated towel rail for added comfort and practicality.

### Garage/Gym

20' 8" x 16' 1" ( 6.30m x 4.90m )

A superb feature of the home is this versatile room, formerly the garage and now thoughtfully converted to provide a gym area. The space benefits from tiled flooring, a radiator, and inset spotlighting, creating a bright and functional environment. UPVC double-glazed bi-folding doors open to the front, allowing for excellent natural light and easy access.



## First Floor

Doors to lounge, bathroom and bedrooms. Access to loft. Radiator.

## Living Room

16' 9" x 11' 2" ( 5.11m x 3.40m )

## Reception Room/Sitting Room

9' 6" x 8' 10" ( 2.90m x 2.69m )

Ceramic tile flooring. Radiator. UPVC double glazed patio doors leading onto rear garden.

## Bedroom One

UPVC double glazed window to front elevation. Radiator. Door to ensuite. Heated towel rail.

## Ensuite

Comprising corner shower, close coupled WC and wash hand basin. Ceramic tile flooring and tiled walls. Opaque UPVC double glazed window to side elevation. Extractor fan and spotlight to ceiling.



## Bedroom Two

10' 10" x 9' 6" ( 3.30m x 2.90m )

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

## Bedroom Three

9' 10" x 8' 10" ( 3.00m x 2.69m )

UPVC double glazed window to rear elevation. Radiator.

## Bedroom Four

8' 10" x 7' 3" ( 2.69m x 2.21m )

UPVC double glazed window to front elevation. Radiator.

## Family Bathroom

A well-presented bathroom suite comprising a panelled bath, close-coupled WC, and wash hand basin. The room is finished with fully tiled walls and flooring, creating a sleek and contemporary feel. Additional features include a heated towel rail, inset ceiling spotlights, an extractor fan, and a UPVC double-glazed window to the rear elevation providing natural light.



## Outside

The property occupies beautifully landscaped grounds, designed to an exacting standard. To the front, an extensive brick-paved driveway provides substantial private parking and creates an impressive sense of arrival.

The rear garden is an outstanding feature of the home - fully enclosed, meticulously maintained and thoughtfully arranged for modern outdoor living. Predominantly laid to high-quality artificial lawn for ease of maintenance, it is enhanced by a generous patio terrace and an elevated decked seating area, seamlessly connecting to a bespoke outdoor bar - ideal for sophisticated entertaining. Backing directly onto the picturesque Monmouthshire & Brecon Canal, the setting offers a rare degree of privacy and tranquillity, with an idyllic waterside backdrop.



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Ground Floor



First Floor

Total floor area 164.4 m<sup>2</sup> (1,769 sq.ft.) approx

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