



ROGERSTONE

Offers over **£375,000**



ARCHER & CO

24 SQUIRES GATE

Rogerstone, Newport, NP10 0BP



Close to the M4
Ideal family home
Excellent school catchments

This attractive four-bedroom detached family home is nestled in the increasingly popular area of Rogerstone, offering a perfect blend of modern living and family-friendly convenience. Inside, you'll find spacious living areas that provide ample room for relaxation and entertaining, complemented by a contemporary kitchen equipped with modern appliances. The four bedrooms offer plenty of space for family members or guests, ensuring comfort for everyone.

One of the standout features of this property is the potential for no onward chain, which could facilitate a smooth transition for buyers. Families will appreciate the easy access to local amenities, including shops, schools, and parks, as well as excellent transport links for commuting. This home not only meets the practical needs of family life but also offers a welcoming atmosphere. Don't miss the opportunity to make this wonderful property your new family home in a thriving community!



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KEY FEATURES

- Four Bedrooms
- Open planned kitchen diner
- Sunroom
- Single garage
- Modern kitchen and bathroom
- Downstairs WC



STEP INSIDE



As you step inside Squires Gate, you are greeted by a welcoming entrance hall that sets the tone for this lovely family home.

To your left, you'll find a conveniently located downstairs WC, perfect for guests. Just ahead, the staircase invites you to the first floor, while to your right, you have access to the spacious family lounge.

The family lounge is designed with an open-plan layout that seamlessly connects to a separate dining room, creating an ideal space for entertaining and family gatherings. Natural light floods in, enhancing the inviting atmosphere, while the adjoining sunroom provides a tranquil retreat, perfect for enjoying a morning coffee or relaxing in the afternoon sun.

Approximate Gross Internal Area
 Main House = 109 Sq M/1173 Sq Ft
 Garage = 13 Sq M/140 Sq Ft
 Total = 122 Sq M/1313 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Back in the entrance hall, you'll find access to the modern kitchen, featuring a stylish breakfast bar that encourages casual dining and family interactions. The kitchen also offers side access to the rear garden, making outdoor entertaining a breeze.

Venturing upstairs, the first floor boasts four bedrooms, providing ample space for family members or guests. Each room is designed with comfort in mind, ensuring restful nights. Completing this floor is the modern family bathroom, featuring contemporary fixtures and a soothing aesthetic.

Squires Gate is a beautifully designed home that effortlessly combines modern living with family-friendly functionality, making it the perfect sanctuary for any family looking to settle in a desirable area.

STEP OUTSIDE



Stepping outside Squires Gate, you'll appreciate the low-maintenance front garden, adorned with mature trees that enhance the property's curb appeal.

A set of inviting steps leads you down to the front door, while side gate access provides convenient entry to the rear garden. The driveway offers space for one car and leads to a detached single garage, adding practicality to this charming home.

At the rear, the garden is a true sun trap, featuring a delightful patio area perfect for outdoor dining, alongside a lush lawn ideal for children to play. Beautiful mature trees and shrubs create a tranquil atmosphere, making this garden a lovely retreat for relaxation or entertaining.

Agents Note: Land outside rear garden wall is part of property, planning permission previously granted (now expired) to move wall to edge of boundary and increase size of garden

INFORMATION

Postcode: NP10 0BP
Tenure: Freehold
Tax Band: E
Heating: Gas
Drainage: Mains
EPC: C





DIRECTIONS

Off the motorway take the exit at Junction 27 for High Cross, at the roundabout take the third exit back on yourself for Cefn road, then take the first left onto Ruskin avenue, then take the first right onto Squires gate, follow the road around, taking the third turning on the right and the property is located on the right hand side number 24.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		81
(81-91)	B		
(69-80)	C		69
(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	

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