



**8 Nash Close
Rogerstone
Newport**



STUNNING EXTENDED DETACHED FAMILY HOME IN ROGERSTONE

- STUNNING EXTENDED DETACHED HOME
- FOUR BEDROOMS
- LARGE LOUNGE
- DINING ROOM LEADING TO CONSERVATORY
- STUNNING KITCHEN WITH ADJOINING UTILITY ROOM
- GROUND FLOOR SHOWER ROOM
- LUXURIOUS FAMILY BATHROOM
- WELL KEPT FRONT AND REAR GARDENS
- CLOSE TO AMENITIES AND ROAD LINKS
- ABSOLUTELY MUST BE VIEWED TO APPRECIATE

£400,000



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Nash Close, Rogerstone, NP10 0DE

Introduction

A fantastic and rare opportunity to purchase this stunning, extended detached family home situated on the locally-known "Maxim Estate" in Rogerstone, just a few minutes walk away from the famous Fourteen Locks canal centre. Plenty of other amenities are close by too, including local shops, bus stops and well regarded primary and secondary schools (including Bassaleg Comprehensive, subject to availability*), as well as easy access onto the M4 motorway (J27), providing an easy commute to neighbouring towns and cities.

The property has been owned by the same family for 30 years and, in this time, has been reconfigured, extended and modernised to provide beautiful, spacious and versatile living accommodation.

On entering, we are welcomed into the hallway which leads off to a large front lounge, a dining room which extends to the conservatory, a newly fitted high-specification kitchen featuring a central island and integrated appliances and a convenient utility room with adjoining shower room. Bedroom 4 is located on the ground floor and is currently being used as a home gym. Upstairs, there are three bedrooms and a luxurious family bathroom.

Outside, the frontage features a large, level lawn area and a sweeping driveway providing parking for 2/3 cars plus a front patio area which leads to the side where there is a dual-entrance store shed. The rear garden is private, of good size and laid to lawn, decking and two patio areas as well as rear access into the side store shed measuring 2m x 6m.

Viewing really is essential to appreciate what this home has to offer, further information can be found below or by calling our sales team.

Tenure

Freehold

Council tax

Band E

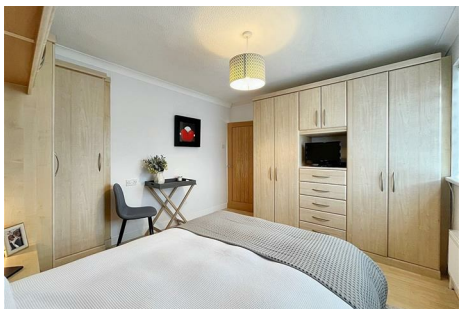
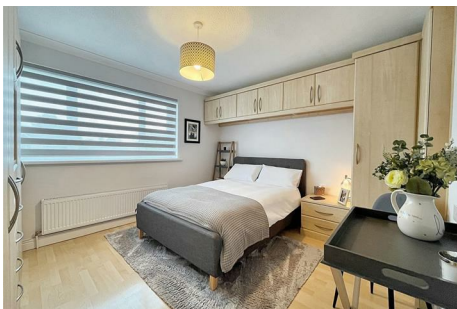
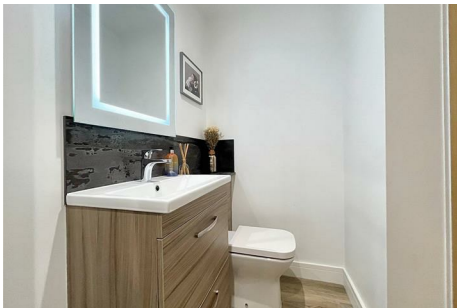
Boundaries

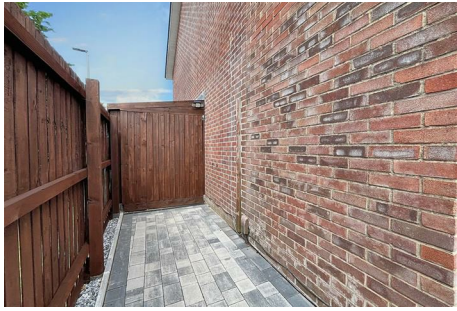
All boundaries should be confirmed by your solicitor

Viewing


By prior appointment with vendors agents James Douglas. Tel: 01633 212666.

These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.






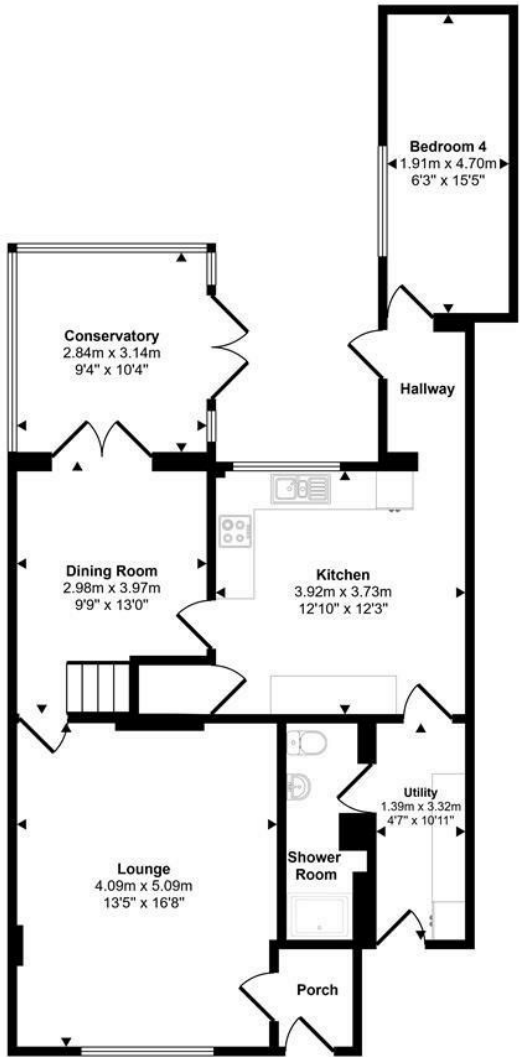
Energy Efficiency Rating

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

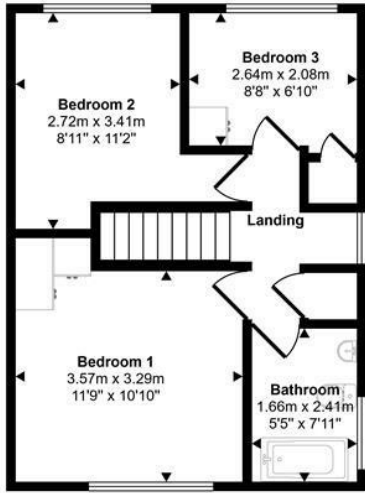
Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC 	

Approx Gross Internal Area
122 sq m / 1312 sq ft



First Floor
Approx 82 sq m / 881 sq ft



Ground Floor
Approx 40 sq m / 432 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.