



# LANGSTONE

Guide price **£375,000**





# 36 BLOSSOM CLOSE

Langstone, Newport, NP18 2LT



Close to the M4  
Ideal family home  
Excellent school catchments

Welcome to Blossom Close, an impressive four double-bedroom detached family home located in the highly desirable area of Langstone. Perfectly positioned for family living, this property is within close proximity to excellent schools and offers convenient access to the M4 corridor, making it ideal for commuters.

The spacious interior includes a bright, welcoming lounge, a modern kitchen, a separate dining room, and four generous double bedrooms, providing ample space for the whole family. Outside, you'll find a private garden, and driveway parking.

Blossom Close is just a stone's throw away from the vibrant Newport Spytty retail and leisure park, offering a variety of shops, restaurants, and entertainment options. For those who enjoy luxury and leisure, the world-famous Celtic Manor Resort is also nearby, boasting world-class golf courses and spa facilities. This home truly offers the best of both convenience and comfort in a flourishing community.





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### KEY FEATURES

- Four double bedrooms
- Generous kitchen diner
- Utility room
- Study
- Off-road parking
- Separate dining room





# STEP INSIDE



Step inside Blossom Close and be welcomed into a spacious entrance hall that immediately sets the tone for this versatile family home.

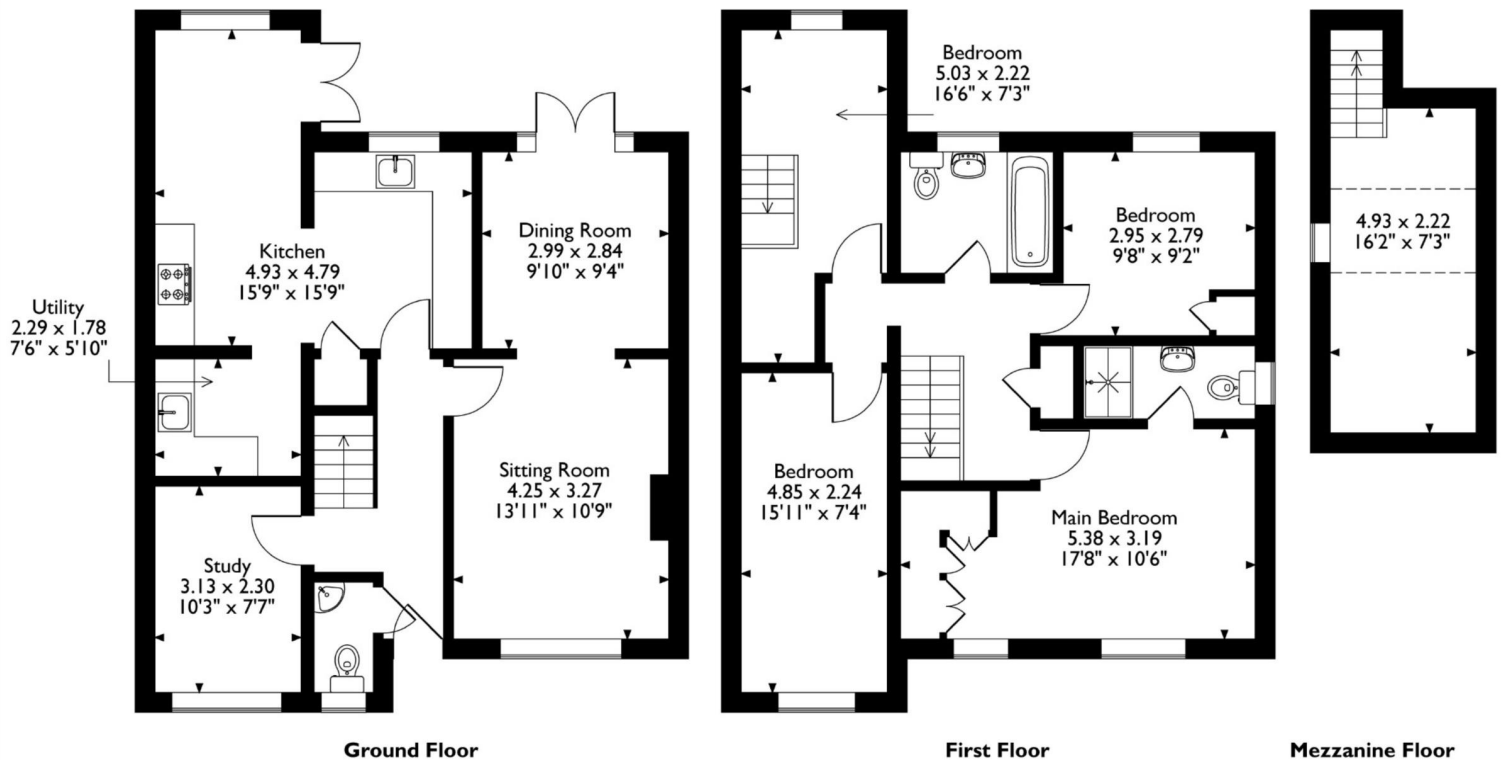
To your left is a convenient downstairs WC, along with a thoughtfully converted garage currently used as a home office, ideal for remote work or a study space.

On your right, you'll find the generous family lounge, which flows effortlessly into the open-plan dining room, creating a bright and airy space perfect for relaxing or entertaining guests.

Straight ahead in the hallway is the heart of the home - a large, extended kitchen diner. Beautifully modified and extended by the current owners, this modern kitchen offers ample space for cooking, dining, and family time.

From here, you'll also have access to a utility room, keeping household chores neatly tucked away, and to the private rear garden, an ideal spot for outdoor dining and play.

## Approximate Gross Internal Area 132 Sq M/1421 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.

Moving upstairs, the first floor boasts four double bedrooms, providing plenty of space for a growing family.

The newly renovated family bathroom is sleek and stylish, catering to all your needs.

The principal bedroom is generously sized and benefits from its own ensuite, offering a touch of luxury and privacy.

One of the additional bedrooms is a standout feature of the property, with a staircase leading up to a loft mezzanine conversion - an ideal play retreat for a little one, creating a fun and coy hideaway.

Blossom Close offers versatile living spaces, modern updates, and plenty of room for all the family.



# STEP OUTSIDE



Step outside Blossom Close to find a welcoming front driveway with space for two cars, bordered by a neat lawn.

To the rear, the property boasts a stunning split-level garden, perfect for outdoor living.

The lower level features a spacious patio, ideal for alfresco dining and entertaining. Beyond the patio, the garden is laid to lawn, surrounded by beautifully mature trees and shrubs that offer privacy and a peaceful atmosphere.

This thoughtfully landscaped garden provides a perfect balance of relaxation and nature, making it an inviting space for family gatherings and outdoor enjoyment.

## INFORMATION

Postcode: NP18 2LT

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: D







## DIRECTIONS

East bound on the A48 off the Coldra roundabout, take the second exit at the next round about onto Chepstow road, and then take the second right onto Blossom Close, then take the first right follow the road around and the property is on the left hand side, number 36.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(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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