

# LLANWERN

Guide price **£675,000** 

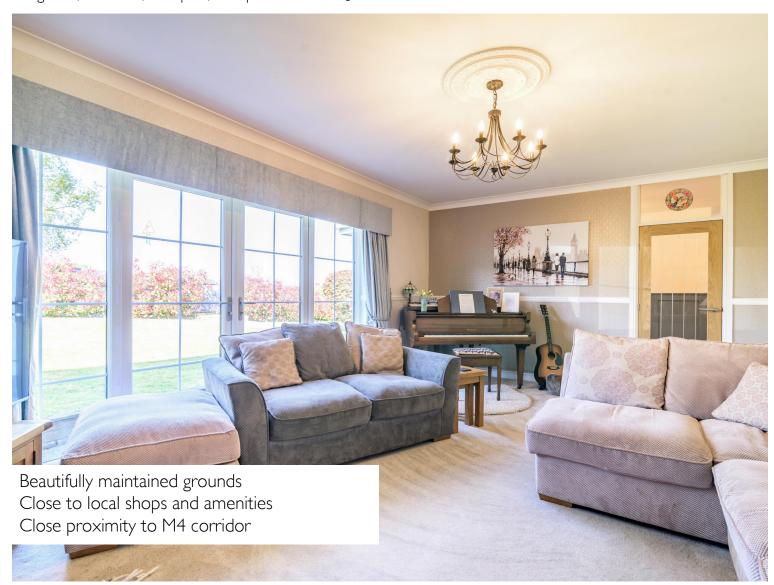






## STRAY LEAVES

Lodge Hill, Llanwern, Newport, Newport NP18 2DQ



Located in the desirable semi-rural setting of Llanwern, Newport, this beautifully presented five-bedroom detached bungalow sits on a generous plot, offering both space and tranquillity. Modern and stylish throughout, the property is flooded with natural light and features spacious, well-proportioned rooms, making it an ideal home for families or those looking to downsize without compromise. The layout includes a welcoming lounge, an impressive open-plan kitchen and dining area perfect for entertaining, and a bright conservatory that opens out to the rear garden. The bungalow also benefits from a practical utility room, a separate WC, and three contemporary bathrooms, two of which are en suites. All five bedrooms are generously sized, and the property has been finished to a high standard throughout. Outside, the landscaped rear garden provides peaceful seating areas, ideal for enjoying the surrounding countryside views. A detached garage and ample driveway parking add further appeal. Surrounded by open countryside, the home offers a tranquil lifestyle while remaining conveniently close to a range of local amenities. Excellent transport links, local schools, and the popular Spytty Retail Park are all within easy reach.



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#### **KEY FEATURES**

- Detached
- Five bedrooms
- Detached garage
- Three bathrooms
- Rural location
- Generous plot









### STEP INSIDE











Step inside Stray Leaves to discover a beautifully decorated home that offers both style and space in equal measure.

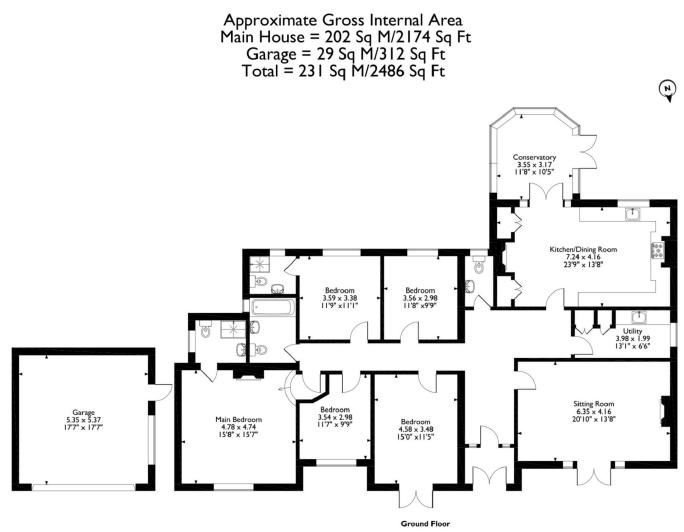
As you enter, you're welcomed into a spacious and inviting hallway that sets the tone for the rest of the property.

The first door on your right leads to a bright and comfortable lounge the perfect spot to relax and unwind.

Further along the hallway, you'll find a modern WC and a well-equipped utility room, adding to the home's practicality.

To the back of the property lies the heart of the home a stunning open-plan kitchen diner, thoughtfully designed for family living and entertaining.

Just off the kitchen, a light-filled conservatory offers a seamless connection to the rear garden, ideal for enjoying the outdoor space in all seasons.



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 off the main hallway you have access to the bedroom wing of the bungalow. Here, you'll find five generously sized bedrooms, all beautifully finished, along with three bathrooms two of which are stylish en suites.

Stray Leaves is a home that flows effortlessly from room to room, providing a perfect blend of elegance and practicality for modern living.

Each room offers comfort, space, and plenty of natural light.

# STEP OUTSIDE



Step outside Stray Leaves and enjoy the serenity of its idyllic countryside setting. Sitting proudly on a generous plot, the front of the property features a neatly kept, low-maintenance lawn with a charming pathway leading to the front door. To the side, you'll find a detached garage with convenient side access to the rear garden. The rear garden is a true haven thoughtfully landscaped and beautifully maintained. A stylish decking area provides the perfect space for al fresco dining or relaxing with a morning coffee, seamlessly flowing onto a lush lawn framed by mature shrubs and vibrant planting. Just off the conservatory, a paved patio offers another inviting spot to unwind or entertain guests. Towards the end of the garden, a

dedicated children's play area adds a wonderful family-friendly touch, making this outdoor space as practical as it is picturesque. Stray Leaves offers peaceful, private outdoor living at its finest.

#### **INFORMATION**

Postcode: NP18 2DQ
Tenure: Freehold
Tax Band: G
Heating: Gas
Drainage: Mains
EPC: D







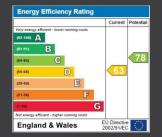
#### **DIRECTIONS**

Head south on Chepstow Road/A48, passing The Learning Tree Day Nursery on your left; take the next right onto Langstone Court Road, continue onto Langstone Lane for 1.1 miles, then turn right onto Milton Hill, followed by a right onto Lodge Hill, where the property will be located on your right-hand side.









25 Bridge Street, Usk, NPI5 IBQ 01633 449884 newport@archerandco.com

www.archerandco.com



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