



# LANGSTONE, NEWPORT

Offers over **£650,000**



# 4 CARPENTER CLOSE

Langstone, Newport, Newport NP18 2LF



Close proximity to the M4 corridor

0.23 acre plot

Close proximity to well regarded primary and secondary schools

Situated in the increasingly sought-after area of Langstone, Carpenter Close is an executive four-bedroom detached family home complete with a detached double garage, occupying on a 0.23 acre plot. Offering generous living accommodation throughout, this substantial property is perfectly suited for growing families looking for space, comfort and convenience in a highly desirable location.

The home benefits from close proximity to highly regarded primary and secondary schools, making it an ideal long-term family purchase. Positioned within easy reach of the M4 corridor, the property is perfectly located for commuters travelling east or west for work, offering excellent transport links to Cardiff, Bristol and beyond.

Langstone itself offers a fantastic blend of peaceful residential living whilst remaining close to a wide range of amenities. The property is within close proximity to Newport's Spytt Retail and Leisure Park, providing an array of supermarkets, restaurants, leisure facilities and retail stores. Residents can also enjoy easy access to the world-renowned Celtic Manor Resort, famous for its championship golf courses.



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### KEY FEATURES

- Four double bedrooms
- Double garage
- Two bathrooms
- Utility room
- Study
- 0.23 acre plot



# STEP INSIDE



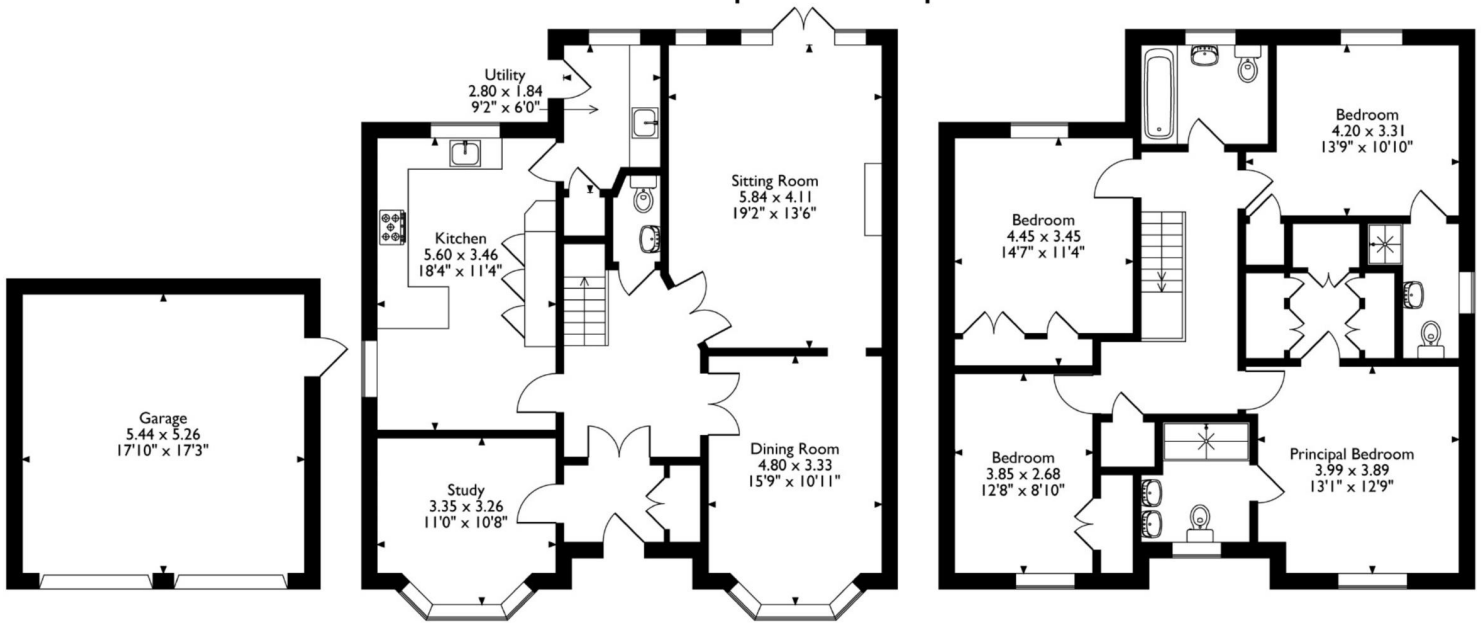
As you step inside the property, you are welcomed into a bright entrance area with access to a versatile reception room currently utilised as a home study, perfect for those working remotely or in need of additional living space.

Doors then lead seamlessly into the impressive main entrance hall, creating a wonderful sense of space and flow throughout the ground floor.

From the hallway, moving from right to left, you have access into the formal dining room, generous family living room, convenient downstairs WC and the stunning kitchen diner.

The kitchen has been thoughtfully designed with sleek worktops, integrated appliances and an abundance of storage space, making it ideal for both everyday family life and entertaining guests. The kitchen further benefits from access into a separate utility room, providing additional practicality and storage.

4, Carpenter Close Langstone, Newport  
Approximate Gross Internal Area  
Main House = 184 Sq M/1981 Sq Ft  
Garage = 29 Sq M/312 Sq Ft  
Total = 213 Sq M/2293 Sq Ft



**Ground Floor** **First Floor**  
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.

To the first floor, the property continues to impress with four well-proportioned double bedrooms, en-suite to bedroom two and a modern family bathroom.

The principal bedroom offers a luxurious retreat, benefiting from its own ensuite shower room and a spacious walk-in wardrobe, perfectly suited to modern family living.

# STEP OUTSIDE



Externally, the property continues to impress with a driveway providing parking for multiple vehicles and access into the detached double garage. A pathway leads to the main entrance, beautifully bordered by well-maintained lawn areas alongside an array of mature trees and shrubs, creating a welcoming approach to the home.

To the rear sits an exceptionally generous garden, offering the perfect space for families and those who enjoy entertaining. Thoughtfully designed with a variety of sun trap seating areas, the garden benefits from patio laid to lawn and an abundance of mature planting, creating both privacy and a peaceful setting throughout. One of the standout features of this wonderful outdoor space is the tranquil stream running through the garden, adding to the relaxing atmosphere. Whether hosting social gatherings, enjoying summer evenings or simply unwinding outdoors, this impressive rear garden provides a truly idyllic setting for all occasions.

## INFORMATION

Postcode: NP18 2LF

Tenure: Freehold

Tax Band: G

Heating: Mains

Drainage: Mains

EPC: C





## DIRECTIONS

What3words: ///proves.achieving.daylight



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	76	82
(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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