



LANGSTONE

Offers over **£700,000**



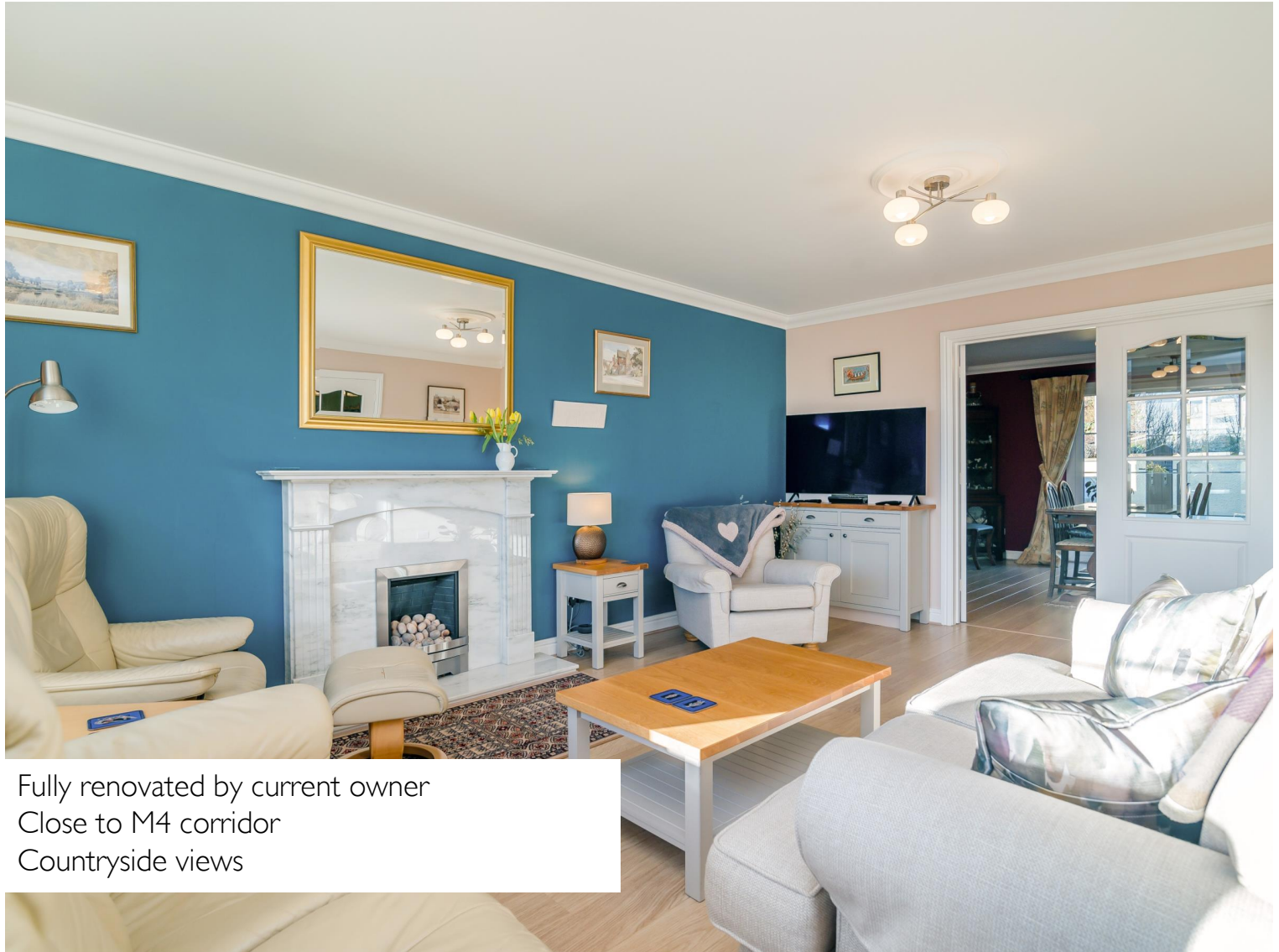
 ARCHER & CO

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THE CROFT

Tregarn Road, Langstone, Newport NP18 2JT



Fully renovated by current owner
Close to M4 corridor
Countryside views

The Croft is an immaculate four-bedroom detached residence set within the highly desirable area of Langstone, Newport. Beautifully and comprehensively renovated by the current owners, it showcases luxurious interiors throughout, complemented by a generous quarter-acre plot that provides exceptional space and privacy.

Perfectly suited to family living, the property lies within close proximity to excellent local schools and is just a short distance from Newport's Spytt retail and leisure park, providing an array of shopping, dining, and entertainment options. The world-famous Celtic Manor Resort is also nearby, offering championship golf, indulgent spa facilities, and outstanding dining experiences. The Croft delivers an elegant, contemporary lifestyle in a superb location.



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KEY FEATURES

- Detached house
- Fully renovated by current owner
- Four double bedrooms & Ensuite
- Detached double garage
- Utility room
- Close to M4 corridor



STEP INSIDE



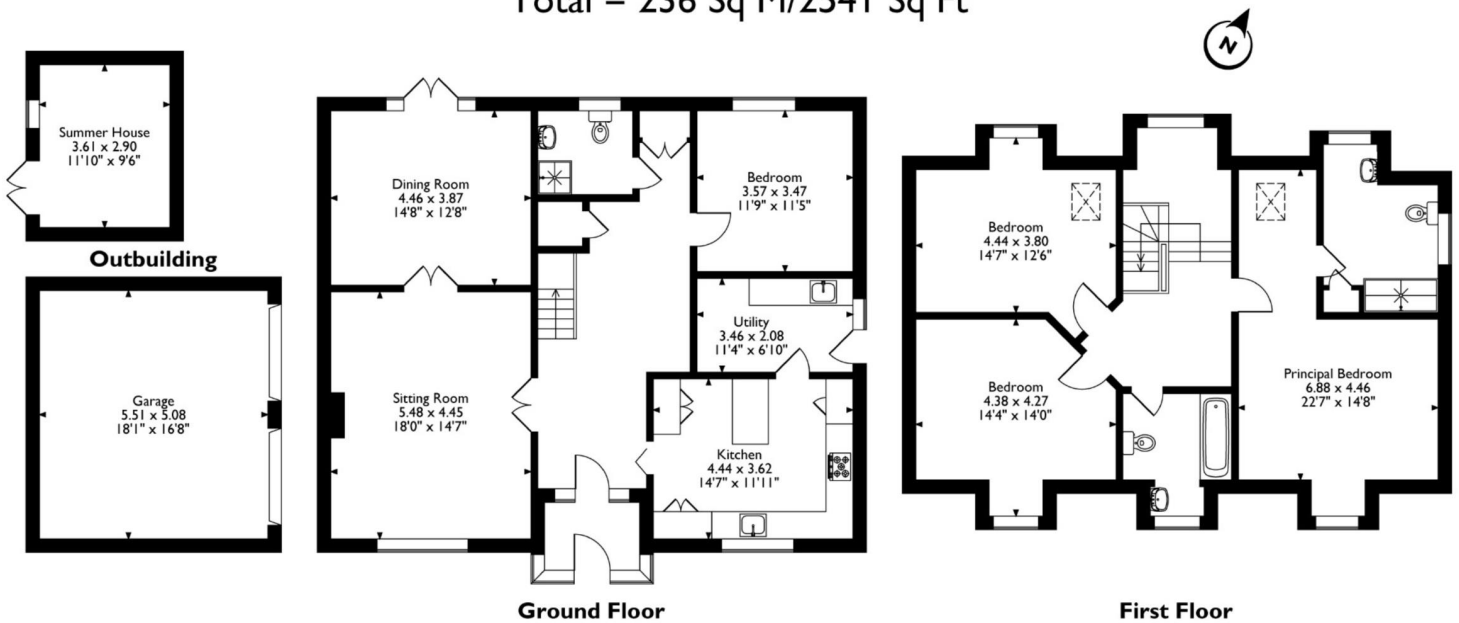
Step inside The Croft and experience a home that has been tastefully decorated by the current owners to an exceptionally high standard.

As you step through the porch, you are greeted by a grand and inviting entrance hall that sets the tone for the quality and elegance found throughout.

To the left, a comfortable living room offers the perfect place to relax, flowing effortlessly through French doors into the dining room, where further French doors open directly onto the garden, creating a bright and seamless connection to the outdoors.

To the right off the porch, you enter a beautifully modern kitchen boasting impressive country views, with convenient access to a separate utility room. The entrance hall also provides access to a comfortable double bedroom, a stylish downstairs shower room and WC, and a useful downstairs storage cupboard.

Approximate Gross Internal Area
 Main House = 198 Sq M/2132 Sq Ft
 Garage = 28 Sq M/301 Sq Ft
 Outbuilding = 10 Sq M/108 Sq Ft
 Total = 236 Sq M/2541 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.

A central staircase rises to a cosy snug, also suitable as an office area, and then on up to the first floor, where you'll find three generously sized bedrooms, each filled with natural light

The Croft offers contemporary living with thoughtful design at every turn.

The family bathroom is modern and well-appointed, while the principal bedroom enjoys the added luxury of its own large private ensuite with walk-in shower.

STEP OUTSIDE



Step outside The Croft and discover a beautifully arranged quarter-acre plot that offers exceptional space, privacy, and versatility for modern family living. To the front, attractive split-level steps lead up to the porch, bordered by a well-maintained lawn enhanced by mature trees and shrubs that provide a welcoming sense of seclusion. A detached double garage offers superb storage or workshop potential, complemented by generous driveway parking for multiple vehicles and an electric car charging point for added convenience.

Side access leads you to the expansive rear garden, thoughtfully designed and tiered into four distinct sections to suit a variety of uses. The first tier is a spacious patio, ideal for outdoor dining, barbecues, or simply relaxing in the sun. Beyond this lies a practical flat lawn, perfect for children to play or for general recreation. The third tier includes a fully wired wooden outbuilding, offering fantastic potential as a studio, office, or hobby space, alongside sleeper beds ideal for cultivating flowers, vegetables, or fruit. The final tier presents another lawned area, completing this wonderfully versatile and impressive outdoor setting.

INFORMATION

Postcode: NP18 2JT

Tenure: Freehold

Tax Band: G

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

What3words: [///emotional.tonality.dorm](https://www.what3words.com/emotional-tonality-dorm)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	80
(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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