



NEWPORT

Offers over **£500,000**



38A THE COLDRA

Newport, NP18 2LP



Close proximity to the M4 corridor
Modernised by current sellers
Sold with no onward chain

This beautiful four double bedroom red brick traditional property on The Coldra is offered to the market with no onward chain, presenting a fantastic opportunity for a smooth and stress-free purchase. Tastefully renovated by the current owners, the home effortlessly blends character features with modern finishes, creating a stylish yet welcoming living environment throughout. Each room is well-proportioned, offering generous and versatile living space ideal for growing families or those who enjoy entertaining guests. The property has been finished to a high standard, allowing any prospective buyer to move straight in with ease and comfort.

Perfectly positioned, the home also benefits from excellent transport links, with convenient access to the M4 corridor, making it ideal for commuters. It is located within close proximity to Newport's Spyttly Retail and Leisure Park, offering a range of shops, restaurants and amenities, as well as the world-renowned Celtic Manor Resort. Newport City Centre is also just a short drive away, providing further shopping, dining and transport options.



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KEY FEATURES

- No onward chain
- Generous rear garden
- Open plan kitchen living diner
- Four double bedrooms
- Utility room
- Double garage



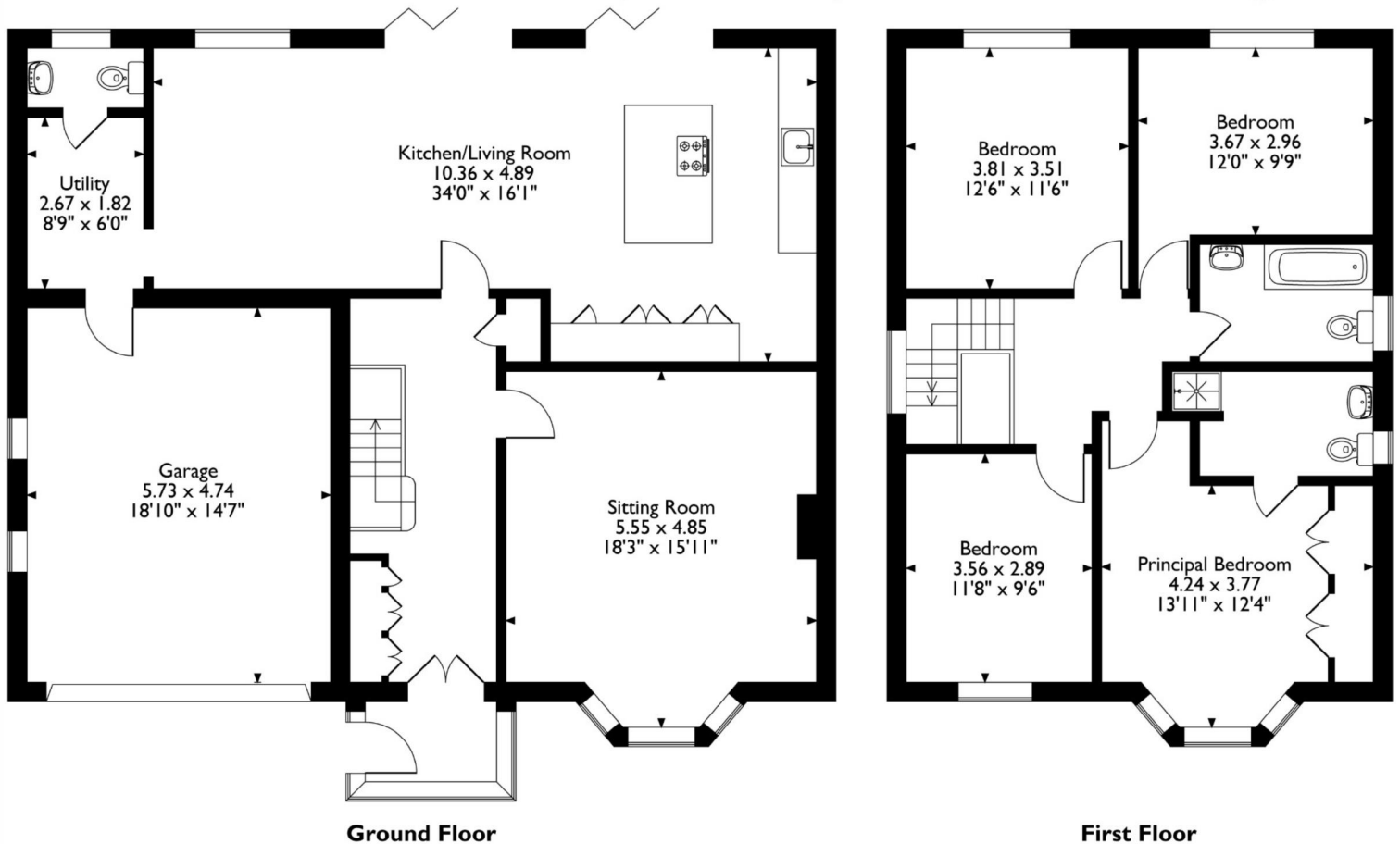
STEP INSIDE



As you step inside, you are welcomed by a handy porch area that leads through into the main entrance hall, immediately setting the tone for the space and character this home has to offer. From right to left, you are granted access into a very spacious family lounge, the impressive kitchen dining living space, and stairs rising to the first floor. The entrance hall also benefits from built-in and fitted storage cupboards, providing practical solutions for everyday living.

The family lounge is a standout space, generously sized and perfect for relaxing or entertaining, complete with a stylish media wall and projector which will remain with the property. Moving through into the heart of the home, the kitchen dining living space has been thoughtfully opened up from three separate rooms to create a fantastic open-plan environment, ideal for modern family life.

38A, Street: The Coldra, Newport, Newport
Approximate Gross Internal Area
199 Sq M/2142 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.

The bespoke kitchen (with underfloor heating) is beautifully designed and centred around a large island, offering both functionality and a sociable focal point. Bifold doors open out to the rear garden, allowing natural light to flood the space. From here, you also have access into the utility room, which in turn provides internal access to the garage and a convenient downstairs WC.

To the first floor, the property continues to impress with four well-proportioned bedrooms and a family bathroom.

The principal bedroom further benefits from its own en suite.

Blending traditional features with contemporary living, this home would make an exceptional family residence.

STEP OUTSIDE



Externally, the property continues to impress with its generous and well-maintained outdoor space. To the front, you are greeted by a substantial driveway providing ample off-road parking for multiple vehicles, alongside a neatly laid lawn that enhances the property's kerb appeal. There is also convenient access to the double garage, offering additional storage or secure parking options.

To the rear, the property boasts a very generous garden, thoughtfully designed with a patio area leading onto a well-kept lawn. This space is perfect for social gatherings, outdoor dining, and family events, offering both practicality and enjoyment throughout the seasons. The garden benefits from being a real sun trap, making it an ideal setting to relax and unwind while making the most of warmer days.

INFORMATION

Postcode: NP18 2LP

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: C



DIRECTIONS

What3words: ///light.decide.outer



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	75
(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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