



LANGSTONE, NEWPORT

Guide price **£675,000**



9 CARPENTER CLOSE

Langstone, Newport, Newport NP18 2LF



Close to M4 corridor
Double garage
No onward chain

Situated within the highly sought-after area of Langstone, Carpenter Close is an executive four-bedroom detached family home positioned on a private drive and presented to an immaculate standard throughout. Beautifully renovated and landscaped by the current owners, this exceptional property offers stylish and contemporary living, ready for any buyer to move straight into. Offered with no onward chain, the home provides spacious and versatile accommodation ideal for modern family life, with generous living areas perfectly suited for both relaxing and entertaining.

Externally, the landscaped gardens create an ideal setting for social gatherings, outdoor dining and family enjoyment, while the overall finish of the property reflects the care and attention invested by the current sellers. Carpenter Close is perfectly positioned close to highly regarded primary and secondary schools, making it an excellent choice for families. The property also benefits from fantastic transport links with easy access to the M4 corridor, Newport Spytty Retail & Leisure Park and the world-renowned Celtic Manor Resort, offering an excellent range of shopping, dining, leisure and golf facilities nearby.



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KEY FEATURES

- No onward chain
- Four double bedrooms
- Three bathrooms
- Utility room
- Additional reception room
- Landscaped rear garden



STEP INSIDE



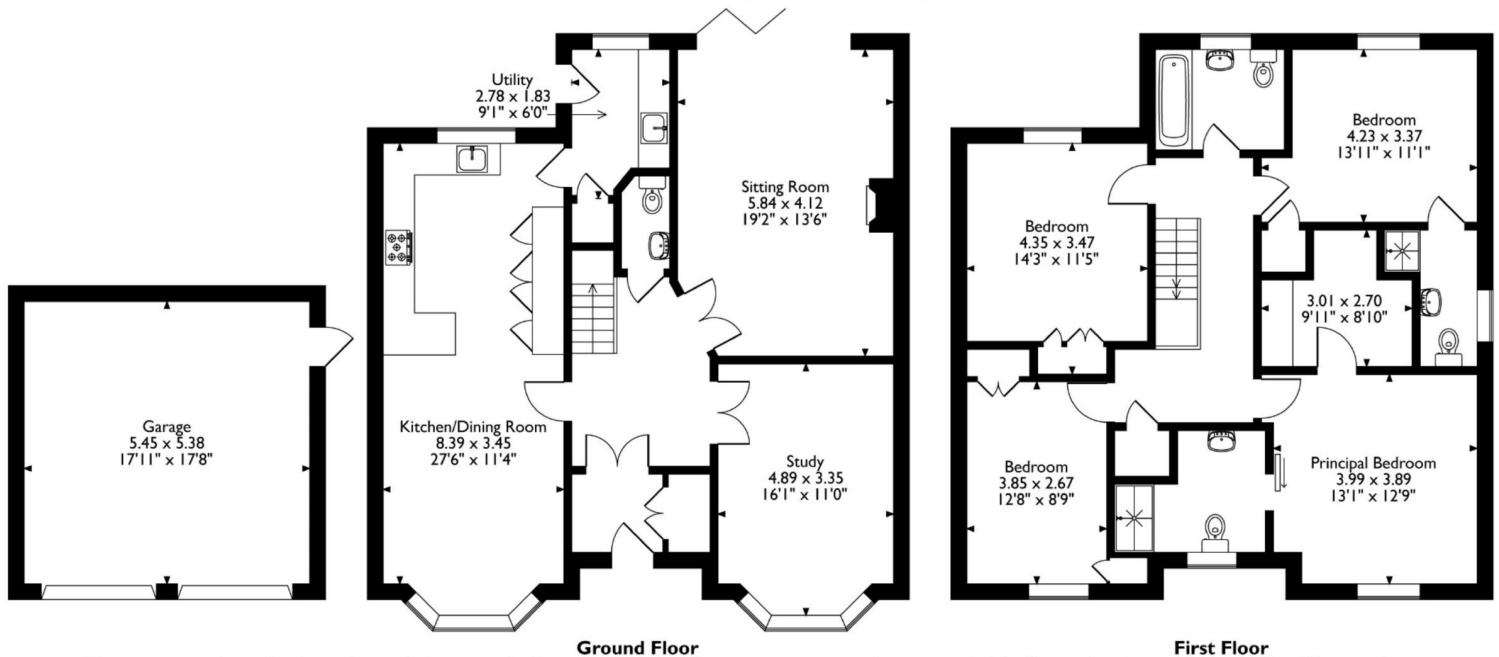
As you step inside Carpenter Close, you are welcomed by a generous cloakroom area with ample space for coats and shoes, alongside doors leading into the impressive main entrance hall.

From right to left, the property flows effortlessly, beginning with a substantial second reception room currently utilised as a stylish home study, offering the perfect space for remote working, a playroom or additional sitting room.

Continuing through, you enter the beautifully presented living room where a feature fireplace is seamlessly built into a bespoke media wall, creating a stunning focal point. Bifold doors flood the room with natural light whilst providing direct access into the rear garden, effortlessly blending indoor and outdoor living.

From the entrance hall, you also have access to a convenient downstairs WC and a bespoke walnut fitted staircase leading to the first floor.

9, 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



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 true heart of the home is the remarkable open-plan kitchen diner, thoughtfully redesigned from its traditional layout to create an exceptional entertaining and family space. This kitchen offers an abundance of storage, workspace and top-of-the-range integrated appliances, alongside access into a practical utility room. This room also benefits from electric underfloor heating.

The the first floor continues to impress with four generous double bedrooms, ensuite to bedroom two and a beautifully appointed family bathroom.

The principal bedroom benefits from its own modern ensuite and a walk-in wardrobe, creating a luxurious retreat within this immaculately presented family home.

STEP OUTSIDE



Step outside Carpenter Close and the quality of this exceptional home continues to impress. Positioned on a private drive, the property immediately offers a sense of exclusivity and privacy. As you approach, you have access into the double garage alongside a beautifully maintained frontage with patio laid to lawn. There is also an EV charging point. Side gate access leads through to the rear garden.

The rear garden is undoubtedly one of the most impressive outdoor spaces currently available within the local area, having been completely re-levelled and professionally landscaped by the current owners. Thoughtfully designed to maximise both entertaining and relaxation, the garden benefits from multiple sun trap seating areas ideal for outdoor dining and social gatherings throughout the day. A wonderful variety of mature trees and established shrubs border the rear boundary, creating a private and tranquil setting perfect for families, entertaining guests or simply enjoying peaceful outdoor living.

AGENT'S NOTE:

We are advised that following exceptional rainfall in December 2020, the adjacent stream overflowed due to a blocked culvert, which has since been cleared and is now regularly inspected by Newport City Council. The garden has also been regraded and enhanced with land drainage, and pumps are installed to help manage any potential future excess water.

INFORMATION

Postcode: NP18 2LF

Tenure: Freehold

Tax Band: G

Heating: Gas

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	75	79
(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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