



31 St. Johns Road,

Offers In Region Of £280,000

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## 31 St. Johns Road,

Where Victorian Charm Meets Industrial Innovation.

Nestled in a prime Newport location, this substantial grade II listed period property offers far more than its classic facade suggests. While it retains the high ceilings and generous proportions of its era, the interior has been masterfully reimagined with a distinctive Steampunk aesthetic. Think exposed textures, copper accents, and a "retro-futuristic" vibe that creates a truly immersive living environment.

**Fully "Future-Proofed" Connectivity:** In a rare feat for a period home, every single room has been hardwired for high-speed internet and TV. Whether you are a professional working from home, a serious gamer, or a media enthusiast, this house offers seamless connectivity without a Wi-Fi dead zone in sight.

**Steampunk-Inspired Design:** The interior boasts a unique blend of industrial grit and Victorian elegance. Expect to find a thoughtful palette of deep metallics, warm woods, and mechanical-inspired details that give the home a bold, individual character.

**Spacious Living Over Three Floors:** With 4 bedrooms, this home is perfect for a growing family or those needing dedicated creative studio spaces.

Beyond the style, the home is practical, featuring a kitchen, separate utility room, and downstairs WC, and an upstairs bathroom.

**Outdoor Space & Parking:** Includes a low-maintenance enclosed garden with decking, lawned area, raised flower beds, and outside power and water points. There is a significant advantage of a large single garage offering generous storage space with off-road parking for a small car – a premium find in this part of Newport.



## The Location

Situated just a short stroll from Newport's town centre, you are perfectly placed for local amenities, major bus routes, and top-tier primary and secondary schools. It's the ideal balance of urban convenience and a quiet residential feel.



## Lounge

3.28m x 3.02m (10'9" x 9'11")

A beautifully presented lounge featuring a large sash window that allows natural light to flood the space and offers pleasant views of the surrounding period buildings. The room is tastefully finished with neutral décor and a bold feature wall that highlights a traditional fireplace with a decorative cast-iron insert and polished surround.

## Dining Room

3.4m x 3.28m (11'1" x 10'9")

A flexible ground-floor room with smooth light grey walls and neutral carpeting, offering a calm and modern feel. The space includes a built-in cupboard and alcove for storage and features a contemporary ceiling light. Well-proportioned and adaptable, it can serve comfortably as a bedroom or be reinstated as a dining area.



## Kitchen

4.14m x 1.6m (13'6" x 5'3")

Modern, well-presented kitchen featuring high-gloss cream units, wood-effect worktops and a sleek integrated oven with gas hob and extractor. The patterned floor tiles and bold accent wall add character, while the tiled splashbacks and stainless-steel sink complete this bright, practical cooking space.



## Utility Room

2.24m x 1.24m (7'4" x 4'1")

Bright utility area with large window and door opening onto the decked terrace. The space benefits from fitted shelving and practical layout, ideal for additional appliances or household storage. Clean lines and natural light create a functional extension to the kitchen, linking seamlessly to the outdoor area.

## Bedroom 1

4.17m x 3.28m (13'8" x 10'9")

A spacious and light-filled room featuring a large bay window that offers pleasant views of surrounding period architecture. The space is tastefully finished with neutral tones and a deep red feature wall adding warmth.



## Bedroom 2

3.02m x 2.67m (9'10" x 8'9")

A well-proportioned room currently arranged as a study. The space includes built-in storage, a small feature recess, and a window allowing natural light to fill the room. Finished with carpeted flooring and clean lines, this versatile room could serve comfortably as a second bedroom or home office.

## Bedroom 3

3.81m x 3.3m (12'6" x 10'10")

A bright and spacious loft-style bedroom featuring sloped ceilings and a large window offering attractive views over surrounding rooftops. Finished in crisp white tones with contrasting dark carpet, the room feels modern and airy. Well-proportioned and peaceful, it provides an ideal retreat on the upper floor.



## Bedroom 4

3.96m x 3.3m (13'0" x 10'10")

A bright and spacious loft-style room featuring sloped ceilings and a large window overlooking the garden and neighbouring period buildings. The space is finished with neutral décor and a soft carpet, complemented by a bold feature wall that adds character. Versatile in use, this room offers potential as a fourth bedroom, hobby space, or home office.

## Garden

To the front of the property there is a shingle garden with mature shrubs. The enclosed rear garden comprises a lovely decked area ideal for those Alfresco evenings with steps leading up to the lawned area with raised pond and path to the gated rear access that leads to the garage.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

