LANGSTONE, NEWPORT

Offers over **£550,000**

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MILL BROOK

Tregarn Road, Langstone, Newport, NP18 2JS

Close proximity to the M4 corridor
Close to well regarded primary and secondary schools
No onward chain

Situated on the highly sought-after Tregarn Road in Langstone, Mill Brook is a spacious four-double-bedroom detached family home offering an exciting opportunity for its next owners. Having remained within the same family for decades, this much-loved property is now offered to the market with no onward chain. Boasting generous living accommodation throughout, Mill Brook presents fantastic potential for personalisation, making it ideal for growing families looking to create their forever home in one of Newport's most desirable residential locations.

Perfectly suited for family living, the property benefits from its position within close proximity to highly regarded primary and secondary schools, making the morning school run both convenient and stress-free. The location also offers excellent access to a range of local amenities, including Newport Spytty Retail and Leisure Park with its array of shops, restaurants and leisure facilities. For those who enjoy golf, spa breaks or fine dining, the world-famous Celtic Manor Resort is only a short drive away. Commuters will also appreciate the easy access to the M4 corridor, providing excellent links to Cardiff, Bristol and beyond. Combining space, potential and an exceptional location, Mill Brook offers the perfect opportunity to create a long-term family home.

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KEY FEATURES

- No onward chain
- 0.20 acre plot
- Internal garage
- Four bedrooms
- Principal ensuite
- Close to local primary and secondary schools

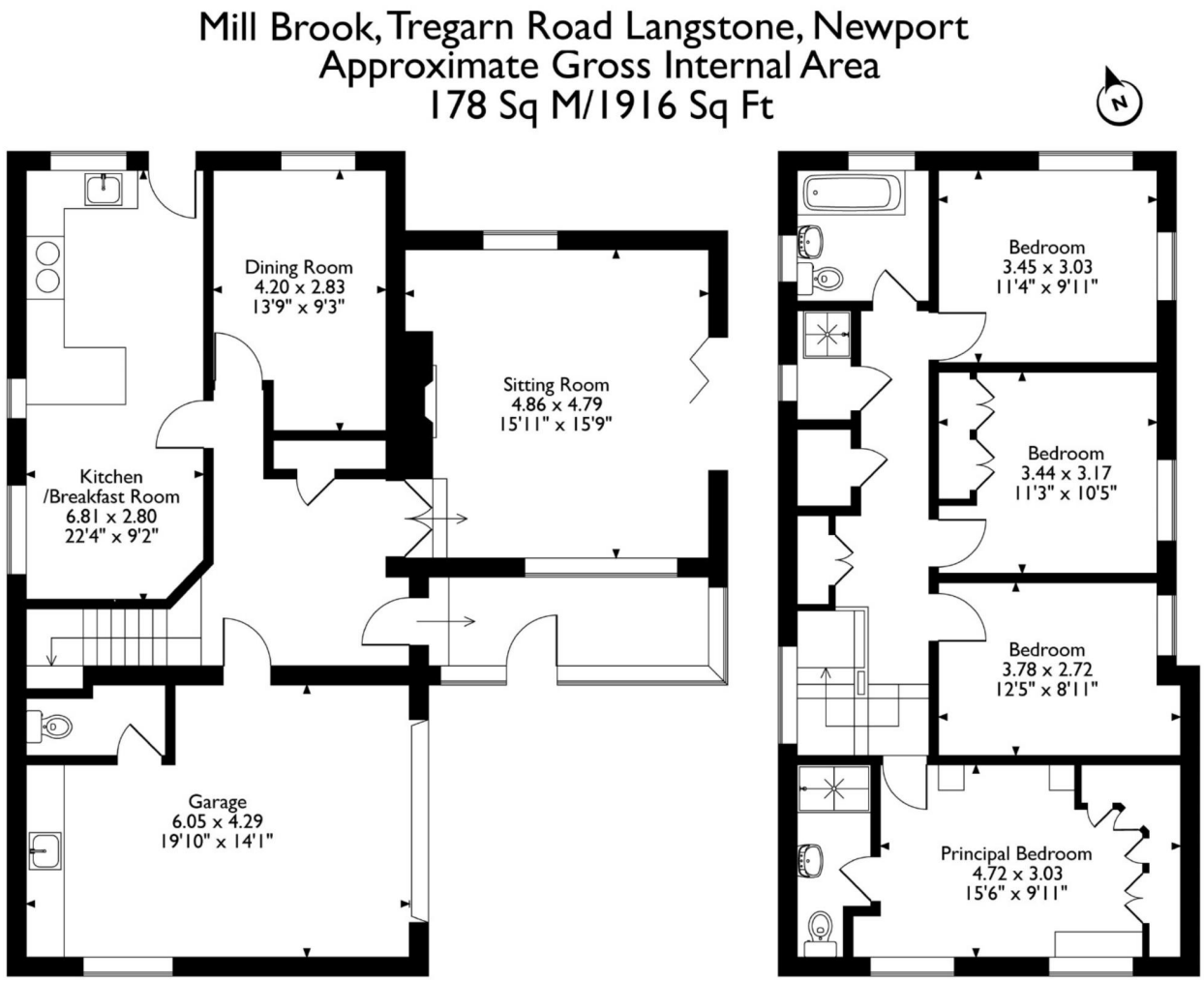
STEP INSIDE

As you step inside Mill Brook, you are welcomed by a cosy porch which leads into an impressively spacious entrance hall, instantly setting the tone for the generous accommodation throughout.

Flowing naturally from right to left, the hallway provides access to the family lounge, dining room, kitchen, stairs to the first floor and the integral garage.

The family lounge is a wonderful space for relaxing and entertaining, featuring steps down from the main hall which add character and definition to the room. This space is further enhanced by bifold doors opening directly into the garden, allowing plenty of natural light to flood in.

The kitchen, complete with AGA, offers excellent functionality with a breakfast bar and flows openly into a cosy snug area, creating the perfect hub for modern family living. The integral garage contains a utility area including 1.5 sink and drainer, and spaces and plumbing for washing machine and externally vented tumble dryer and also benefits from an additional WC and provides ample storage space.



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 offers four double bedrooms, a family bathroom, principal ensuite and an additional shower room located off the landing, perfectly accommodating the needs of a growing family.

STEP OUTSIDE

Occupying on a 0.20 acre plot, Mill Brook offers exceptional outdoor space perfectly suited for modern family living. To the front, a newly laid driveway provides parking for multiple vehicles and is beautifully bordered by an array of mature trees and shrubs, creating a private and welcoming approach to the home.

The rear garden has been thoughtfully designed to make the most of the surrounding space, featuring a sun trap patio area ideal for outdoor dining and entertaining. Steps lead down to a generous lawned garden, offering plenty of room for children to play or for hosting family and social gatherings. Benefiting from sunlight throughout the day, the outside space at Mill Brook is a true highlight of this wonderful home.

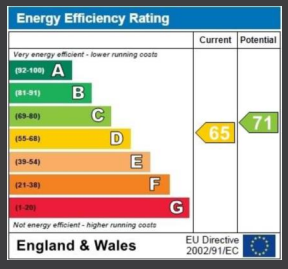
AGENT'S NOTE:
The property benefits from two BT land line connections.

INFORMATION

Postcode: NP18 2JS
Tenure: Freehold
Tax Band: G
Heating: Gas
Drainage: Main
EPC: D

DIRECTIONS

What3words: ///waters.toasted.owned



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