



LANGSTONE

Guide price **£550,000**



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EDEN DERRY

Old Chepstow Road, Newport NP18 2ND



Beautifully maintained grounds
Driveway
Great location

Welcome to this exquisite property nestled in the highly sought-after area of Langstone, where contemporary living harmonises with modern convenience. This spacious two/four bedroom gem offers a harmonious blend of comfort and potential, making it an exceptional find in today's market.

The open-plan layout seamlessly connects the lounge and dining areas, creating a perfect space for entertaining guests or relaxing with family. Adjacent to the lounge diner is a thoughtfully designed kitchen, complete with ample storage, making culinary endeavours a joy. Venture further and discover two generously sized bedrooms on the ground floor, providing flexibility for a home office, guest room, or a growing family's needs. There is a convenient pull-down loft ladder. Here, you'll find three additional well-appointed room/bedrooms, ensuring everyone in the family has their own private haven. Location couldn't be more convenient, with easy access to the M4, The Celtic Manor Resort, and Newport Spytty Retail and Leisure Park. Whether you seek a peaceful sanctuary or a hub for social gatherings, this property presents unparalleled potential to cater to your vision.

Don't miss the chance to make this Langstone treasure your forever home.



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KEY FEATURES

- No onward chain
- Large plot
- Conservatory
- Great levels of potential
- Principle en-suite
- Three rooms on first floor



STEP INSIDE



Step inside this remarkable residence and experience a world of spacious elegance. The journey begins in the generous entrance hall, where a sense of openness immediately envelops you.

The large lounge awaits, adorned with a substantial window that frames picturesque views of the expansive plot beyond. Natural light floods the room, creating an inviting ambiance that's perfect for both relaxation and gatherings.

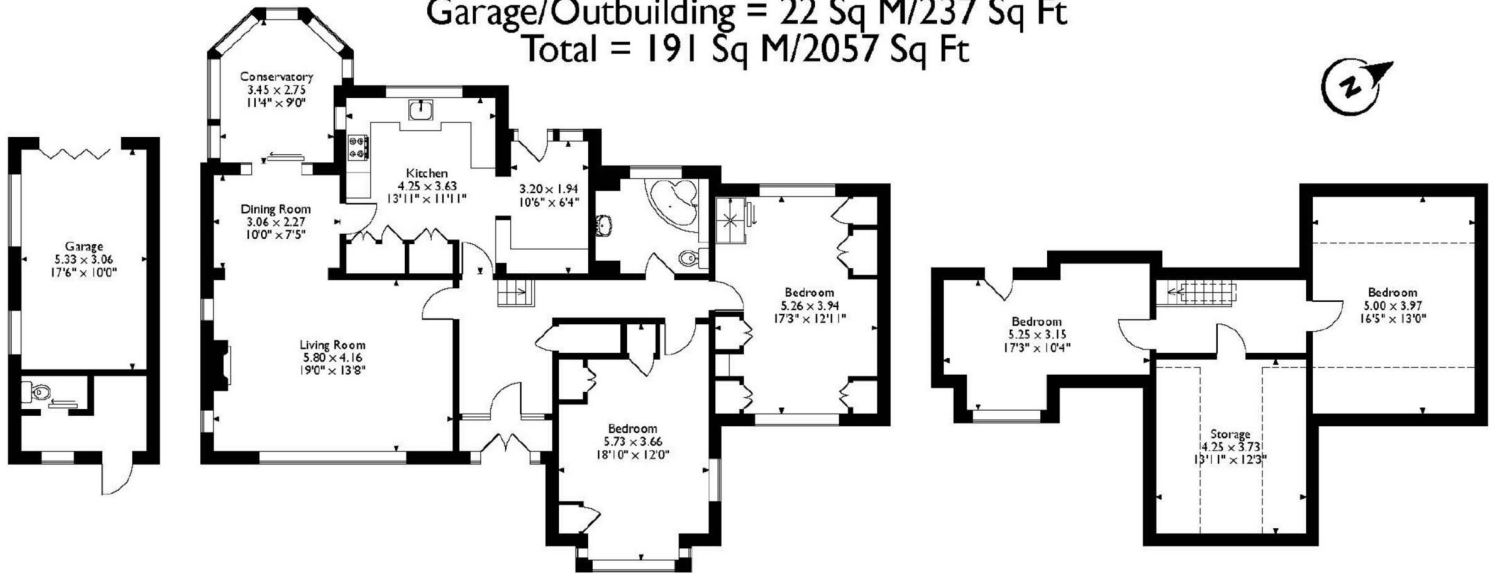
The lounge seamlessly flows into the dining room, forming an open-plan haven that caters to modern living.

This arrangement not only encourages effortless entertaining but also offers a seamless connection to the outdoors via the adjacent conservatory. Imagine leisurely mornings bathed in sunlight or intimate evenings gazing at the stars from the comfort of this charming space.

The kitchen is a true delight, boasting functionality and style in equal measure. Its thoughtful design is complemented by an adjacent utility room, providing both convenience and practicality.

As you explore further, two spacious bedrooms on the ground floor capture your attention.

Approximate Gross Internal Area
 Main House = 169 Sq M/1820 Sq Ft
 Garage/Outbuilding = 22 Sq M/237 Sq Ft
 Total = 191 Sq M/2057 Sq Ft



Outbuilding

Ground Floor

Loft

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.

One of these bedrooms boasts the added luxury of an en-suite bathroom, ensuring comfort and privacy for lucky occupants.

A discreet pull-down loft ladder provides access to a hidden gem on the first floor.

A well-appointed family bathroom awaits nearby, promising relaxation and rejuvenation.

Upstairs, three additional rooms/bedrooms await, promising versatility for a growing family or flexible living arrangements.

But the allure doesn't end here an intriguing feature awaits your discovery.

STEP OUTSIDE



Step outside into the enchanting realm of Eden Derry, where the outdoor living experience is truly exceptional. A private gate entrance welcomes you, setting the tone for the exclusivity that awaits. The journey continues along a large sweeping drive, leading to a detached garage that offers both practicality and convenience.

Set on a remarkably generous plot, this property ensures not only ample space but also a sense of seclusion and tranquillity that's hard to find. The meticulously maintained grounds have been a labour of love for the current owners, resulting in a lush oasis that exudes pride and care.

Suntrap spots are scattered throughout the landscape, inviting you to bask in the warmth and serenity of the outdoors. The expansive outdoor area caters effortlessly to both family life and entertaining, making it an idyllic haven for creating cherished memories.

INFORMATION

Postcode: NP18 2ND

Tenure: Freehold

Tax Band: H

Heating: Gas

Drainage: Mains

EPC: E





DIRECTIONS

East bound on the (A48) Chepstow Road of the Coldra roundabout, take the second exit on the next round about past the Coldra Court Hotel, then take the sixth exit onto Old Chepstow Road, follow the road down and around and the property is on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		77
(69-80)	D		
(55-68)	E	40	
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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