



LANGSTONE

Offers over **£350,000**



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To book a viewing call 01633 449884

34 THE NURSERIES

Langstone, Newport NP18 2NT



Utility room
Internal garage
Secluded cul-de-sac

Indulge in this four-bedroom detached property nestled in the highly coveted area of Langstone. Seize the opportunity with the added benefit of no onward chain, ensuring a swift and stress-free transition into your new home.

Situated in close proximity to esteemed schools, the M4 corridor, Newport Spytt retail and leisure park, and the world-renowned Celtic Manor Resort, convenience and entertainment are at your doorstep.

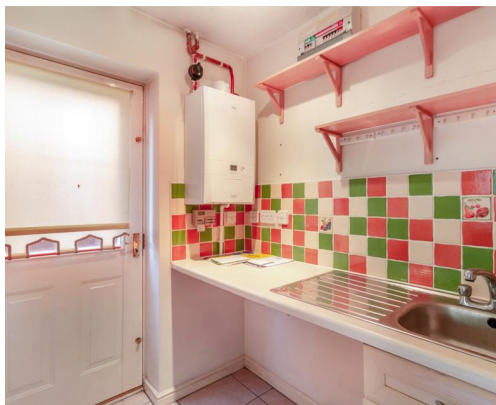


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KEY FEATURES

- Four bedrooms
- Conservatory
- Two bathrooms
- Separate dining room
- Downstairs WC
- Low maintenance rear garden



STEP INSIDE



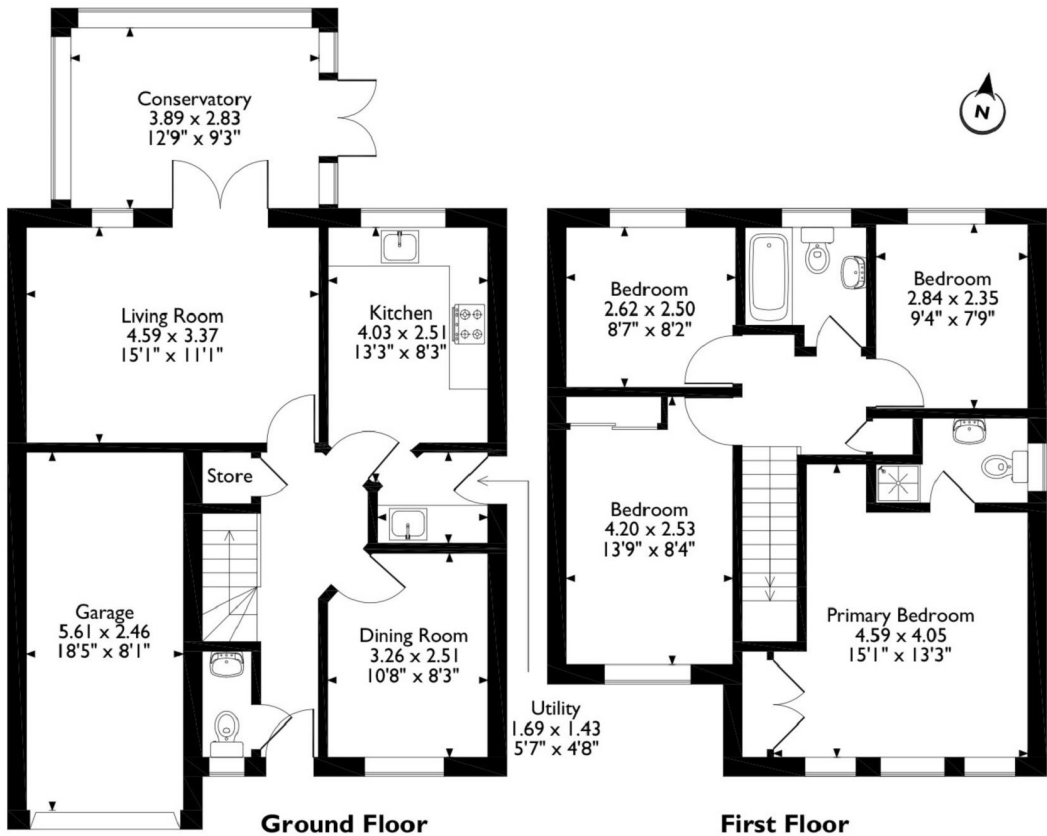
The residence itself exudes elegance and functionality, offering spacious living areas and four well-appointed bedrooms. Embrace the seamless blend of comfort and accessibility, making every day a delight. With a private garden providing a peaceful retreat, this property epitomizes contemporary living in one of Langstone's most sought-after locations.

Don't miss the chance to call this house your home and immerse yourself in the epitome of modern, family-friendly living.

Step into The Nurseries, where every detail has been carefully curated for modern living. As you enter, a convenient downstairs WC welcomes you, ensuring practicality for daily living.

Move seamlessly into the separate dining room, a versatile space perfect for entertaining or intimate family gatherings. The well-appointed kitchen, complete with a utility room, is a chef's delight, offering both style and functionality.

Approximate Gross Internal Area
Main House = 115 Sq M/1238 Sq Ft
Garage = 14 Sq M/151 Sq Ft
Total = 129 Sq M/1389 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 heart of the home awaits in the family lounge, a spacious haven boasting warmth and comfort.

Through its inviting ambiance, access the charming conservatory, where natural light floods the space, creating an inviting connection to the outdoors.

Ascend the staircase to the first floor, where four bedrooms await.

The principal bedroom features an ensuite, providing a private retreat for relaxation. The additional bedrooms offer ample space, accommodating various lifestyle needs.

A thoughtfully designed family bathroom completes the upper level, ensuring convenience for all residents.

STEP OUTSIDE



Step outside The Nurseries and discover a well-designed exterior that complements the lifestyle of its residents. The front boasts a driveway with ample space for two cars, providing convenient access to the garage. A side gate leading to the rear of the property. Here, a low-maintenance garden awaits, adorned with a patio that seamlessly transitions to an inviting artificial lawn.

Enjoy outdoor gatherings or unwind in this tranquil space, designed for both leisure and practicality. The thoughtful layout ensures that every aspect of the exterior enhances the overall charm and functionality of The Nurseries.

INFORMATION

Postcode: NP18 2NT
Tenure: Freehold
Tax Band: F
Heating: Gas
Drainage: Mains
EPC: D






DIRECTIONS

East bound on the A48 (Chepstow Road) off the Coldra roundabout, go straight over the next round-about past the Coldra Court Hotel and continue along Chepstow Road, take the sixth right onto Old Chepstow road and continue straight past the Village hall (located on the left hand side) and take the next right onto The Nurseries' follow the road down and at the T-junction take a right and follow the road around to the left.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <div>(92-100) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div>			82
		67	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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