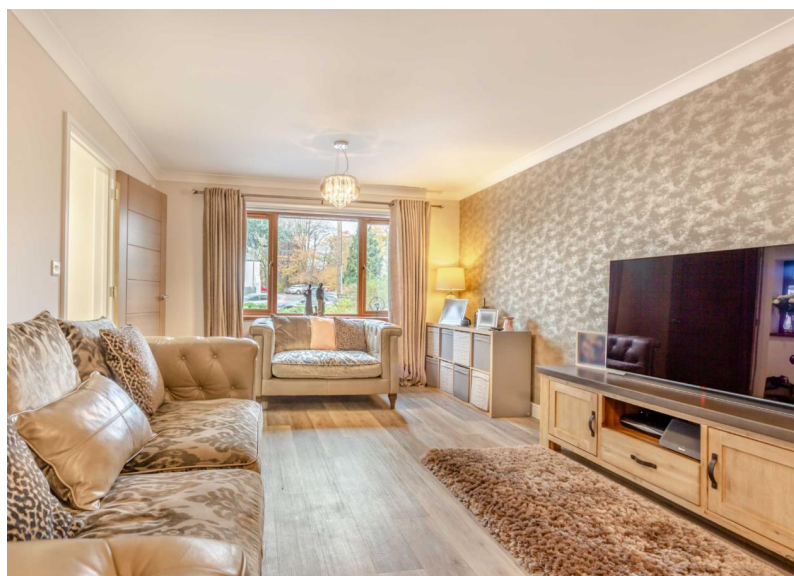




CALDICOT

Guide price £515,000



# 12 CHURCH ROAD

Caldicot, Monmouthshire NP26 4HN



4 double bedrooms  
Garage with ample parking  
Kitchen a range of built in appliances

This recently constructed family home has something for everyone, built by the current owner with every attention to detail. Conveniently located within a minutes' walk of the town centre,

Caldicot offers a range of amenities to include both primary and comprehensive schooling, shopping and leisure facilities, along with a range of inns and restaurants.

In addition to the local amenities the property allows for easy access to Bristol, Cardiff and London with fantastic road and rail links. The property is being sold with the benefit of no upper chain.



Guide price  
£515,000



### KEY FEATURES

- Constructed by the current owners
- Two en-suite bedrooms
- South East facing enclosed rear garden
- Fabulous Kitchen/Dining/Family Room
- Convenient for schools and commuting
- No onward chain



# STEP INSIDE



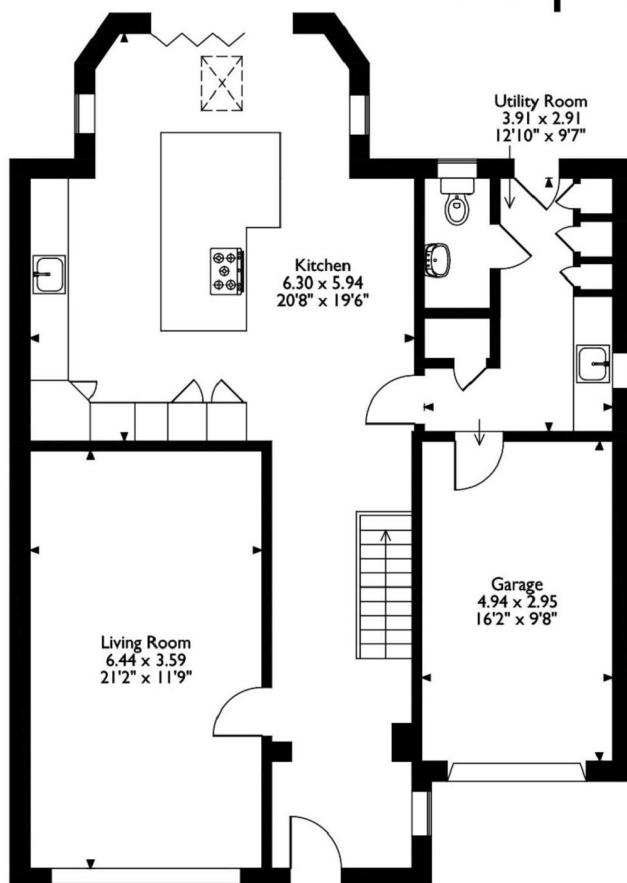
Welcomed by a spacious hallway, with a beautiful pine open tread staircase, this beautiful home is well proportioned and perfectly made for family living. The entrance hall is a room in itself and leads directly to a splendid kitchen. This room should be viewed to be fully appreciated and is certainly the main feature of the property and the heart of this family home. The expanse of space easily adapts to a dining and family room and provides open plan living.

An extensive wrap around island provides ample family seating, with base storage and dual wine coolers, the island is inset with a 5 ring Bosch hob and canopied extractor above. The kitchen has a range of attractive high gloss fronted base and wall cupboards, with a range of integrated appliances comprising of a fridge, with a separate freezer, dishwasher, combination oven with microwave and additional oven. There is ample space for a sofa, and superb bi-fold doors to allow that all important entertaining during the summer months.

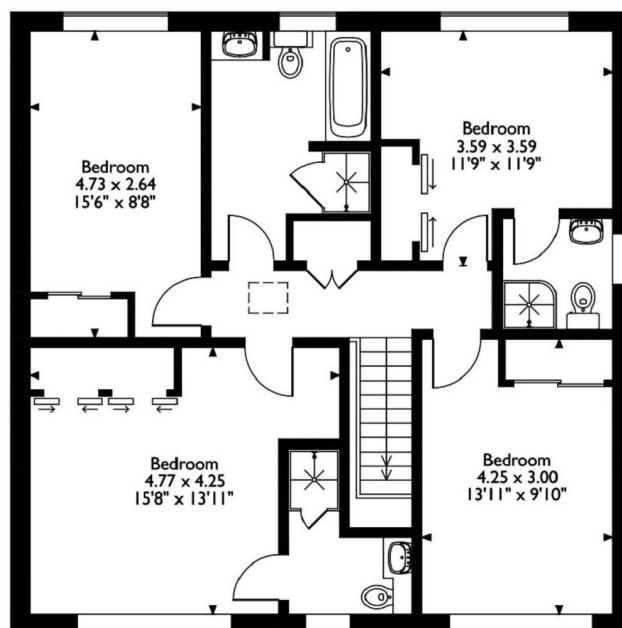
Off the kitchen is a well fitted utility room with access to the rear garden and a ground floor cloakroom, fitted with a modern two piece suite.

The living room provides a sizeable reception room with a front facing window.

## Approximate Gross Internal Area 180 Sq M/1938 Sq Ft



**Ground Floor**



**First Floor**

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.

Then to the first floor, the property benefits from four double bedrooms, all of which have built in wardrobes and there are ensuite shower rooms to both the principal bedroom and bedroom two, both en-suites are fitted with rain showers.

Bedroom three and four will also accommodate a double bed, whilst the family bathroom is extremely impressive, fitted with a four piece suite which includes a bath and over-sized shower cubicle with dual shower attachments.

# STEP OUTSIDE



Stepping outside, the gardens to both the front and rear elevations have been thoughtfully laid to provide low maintenance. The driveway to the front elevation has just been completed with an attractive pro-concrete cobble effect finish which provides character to the house externally. There is a central circular planter and raised flower beds. A single integrated garage with electric door is approached by a cobbled, off road parking area.

Then to the rear elevation the South East facing garden is well enclosed by inset pillared fencing. A sizeable paved sun terrace leads directly off the bi-fold doors from the kitchen, and there is neatly laid faux grass with raised flower borders.

## AGENTS NOTE:

1. Solar panels we are advised that these are owned.  
2. The house to the rear (Orana) will retain ownership of the driveway, and give access to number 12 Church Road to allow entrance to the rear garden via the side gateway.

## INFORMATION

Postcode: NP26 4HN  
Tenure: Freehold  
Tax Band: G  
Heating: Gas  
Drainage: Mains  
EPC: B





## DIRECTIONS

From Chepstow proceed from the High Beech roundabout in the direction of Caldicot/Caerwent (3rd exit, signposted A48). Continue along this road passing St Pierre on the left-hand side and at the next roundabout take the 1st exit onto the B4245. Continuing along this road without deviation at the next roundabout (Mitel) continue straight on and take the next right turn onto Chepstow Road (signposted Caldicot). Continue along Chepstow Road passing the entrance to Asda on the left side and taking the next main right turn into Church Road, following the numbering the property is located on the right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)	87	87
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.