



CALDICOT

Guide price £425,000



 ARCHER & Co

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To book a viewing call 01291 626262

5 NEDDERN COURT

Monmouthshire NP26 4GX



No upper chain
Driveway for three vehicles plus garage
Ideally located for amenities & schooling

Located within walking distance of the beautiful grounds of Caldicot Castle and Country Park this superb detached property offers spacious, well-proportioned accommodation which is perfectly made for both family living and entertaining. The landscaped rear south facing garden should be viewed to be appreciated, there is an opportunity for a home office within the fantastic summerhouse.

The property is well placed to indulge in a variety of outdoor activities too, with Chepstow Racecourse, home to the Welsh Grand National, close by along with St. Pierre Golf & Country Club and The Celtic Manor Resort.

Located on the outskirts of Caldicot town centre the property is close to local amenities, along with both primary and senior schooling, all of which are within walking distance.

For those wishing to commute M4 access can be found at both Magor and in the neighbouring town of Chepstow, and there is a train station locally, with the main line at Severn Tunnel Junction a few miles away in Rojet.



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KEY FEATURES

- Spacious detached property
- Four double bedrooms
- Superb open plan kitchen with breakfast/dining area
- Two additional reception rooms
- Beautiful south facing landscaped rear garden with summerhouse
- Viewing highly recommended



STEP INSIDE



Welcomed by a canopied entrance, with front door into the reception hallway, all doors with exception of the sitting room lead off the hallway, this includes a cloakroom, fitted with a two-piece suite in white.

The living room is a front facing reception room with ample space for furniture. The kitchen/breakfast room, with space for a dining area, is the heart of this beautiful family home. This spacious kitchen is fitted with a range of base storage cupboards, complemented by wood effect work surfaces and a bespoke wooden breakfast bar providing the option of informal dining.

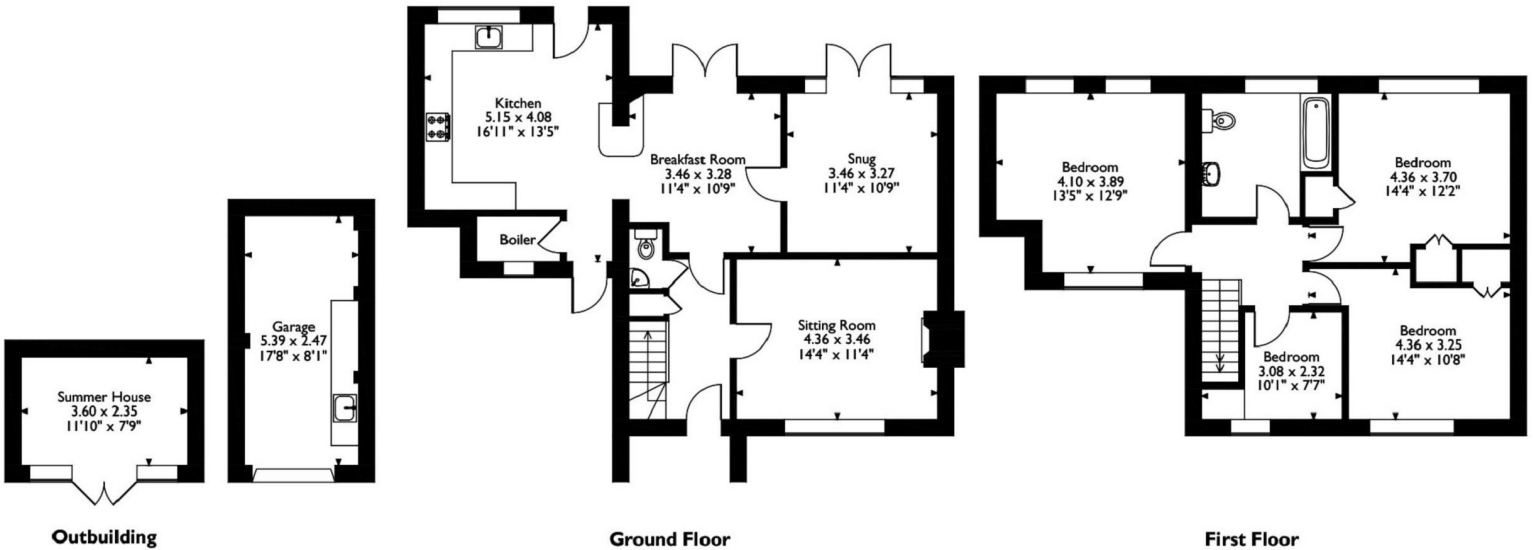
A wall mounted display cabinet provides additional storage and a window provides a delightful aspect of the rear garden. The dishwasher and range will remain in situ, the range has an attractive surround, whilst open brick walls provide the room with character. Also remaining in situ is a wine fridge.

There is a useful storage cupboard off the kitchen and a door provides access to the front elevation.

The dining area is open plan with the kitchen and provides flexibility, there is ample space for a table and French doors provide access to the rear sun terrace.

The rear reception room provides an ideal sitting or garden room, also providing flexibility with a lovely aspect over the rear garden, again doors lead to the rear sun terrace.

Approximate Gross Internal Area
Main House = 131 Sq M/1409 Sq Ft
Garage = 13 Sq M/140 Sq Ft
Outbuilding = 8 Sq M/86 Sq Ft
Total = 152 Sq M/1635 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 looking to the first floor, all rooms lead off the landing, all bedrooms will accommodate a double bed. The principal bedroom is a light and airy room with three windows providing a dual aspect.

Bedroom two is a rear facing double room again offering a good size bedroom, with a garden aspect and a built-in wardrobe and additional cupboard provides good storage.

Bedroom three is a front facing double room with a built-in double wardrobe, whilst bedroom four will also accommodate a double bed.

The family bathroom is a sizeable room fitted with a three-piece suite in white which includes a panelled bath with shower over.

STEP OUTSIDE



The rear garden enjoys a southerly aspect and is without doubt one of the main features of the property. Much thought has been given to ensure privacy and the garden has been planted with an array of established flowers, fruit trees and shrubs. A superb summerhouse has been added, which could easily be utilised as a space to work from home if required.

The garden is well enclosed by natural hedging and fencing with several seating areas to enjoy the sun, to include a large paved sun terrace making it ideal for entertaining. Consideration has been given to ensure that the garden is low maintenance.

To the front elevation there is off road parking for up to three vehicles and a garage with electric door and utility area.

AGENTS NOTE: Certain items within the property are available by separate negotiation, a list can be provided on request.

INFORMATION

Postcode: NP26 4GX

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

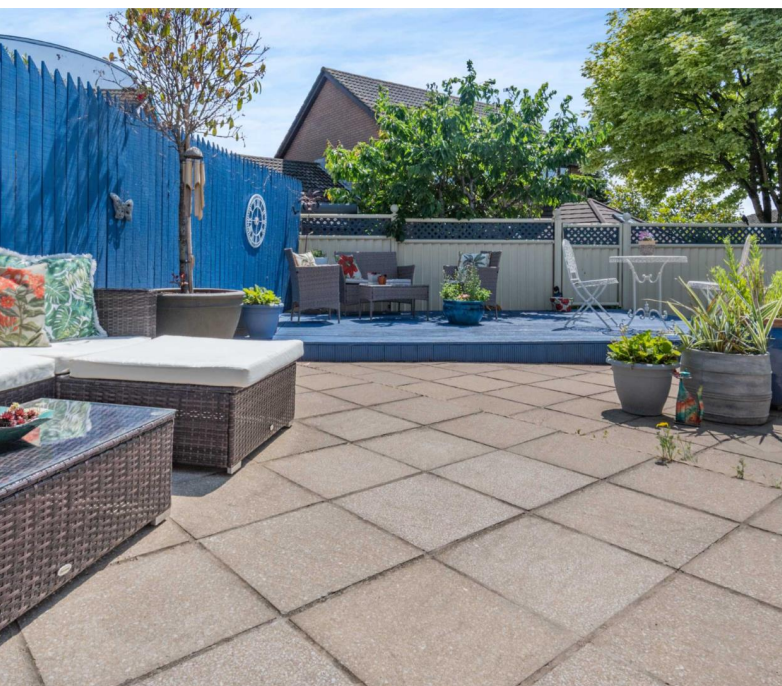
EPC: C






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, at the mini roundabout continue straight over into Sandy Lane. Take a right turn into Cas Troggi and bear left, following the road around Neddern Court is a right hand cul de sac.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.