



CALDICOT

Guide price **£425,000**



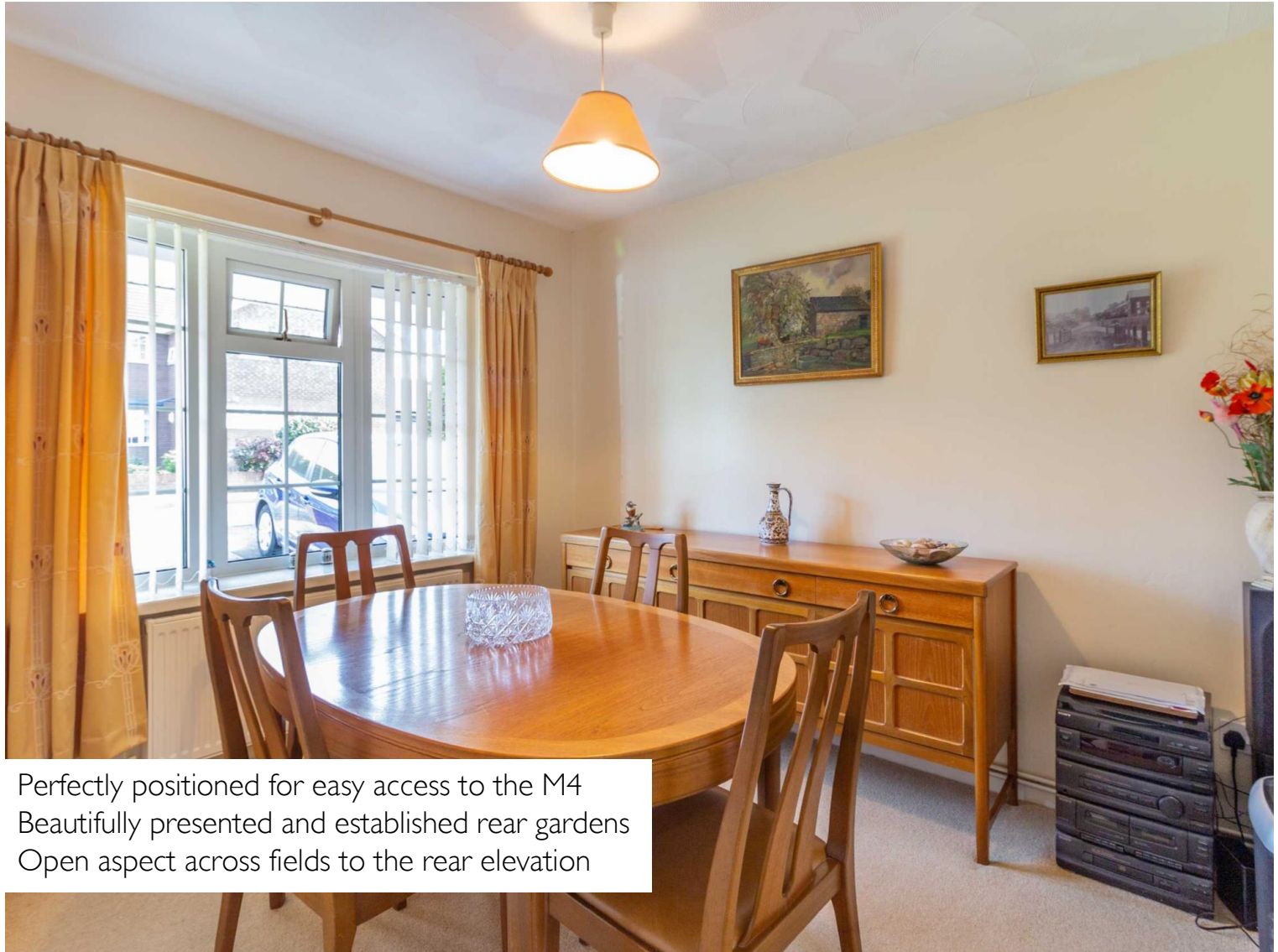
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To book a viewing call 01291 626262

89 WENTWOOD VIEW

89 Wentwood View, Monmouthshire NP26 4QH



Perfectly positioned for easy access to the M4
Beautifully presented and established rear gardens
Open aspect across fields to the rear elevation

This superb 4-bedroom detached property is nestled within a sought-after development, boasting a peaceful cul-de-sac location on the outskirts of Caldicot. This splendid home offers a blend of modern convenience with access to essential amenities the perfect combination for comfortable family living.

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 Rogiet. Families will also appreciate the proximity to both primary and comprehensive schooling.

Beyond your doorstep, the stunning grounds of Caldicot Castle & Country Park offer an opportunity for leisurely walks and picnics. The charming Roman village of Caerwent, with its historical significance and additional local amenities, is also within easy reach.

The property is also 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.



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KEY FEATURES

- Detached house close to local amenities
- 4 bedrooms
- Good sized living room
- Separate dining room
- Off road parking and garage
- Viewing highly recommended



STEP INSIDE



As you step inside 89 Wentwood View, you'll immediately notice the welcoming and spacious interior. The reception hall provides access to all ground floor rooms.

The convenience of a ground floor shower room adds to the practicality of the home.

The rear facing living room offers a sense of comfort and relaxation, it overlooks the delightful gardens, with French doors giving access to these gardens, whilst the separate dining room creates a formal dining atmosphere, making it an ideal space for entertaining. This front facing second reception room is a good size and has ample space for a dining table.

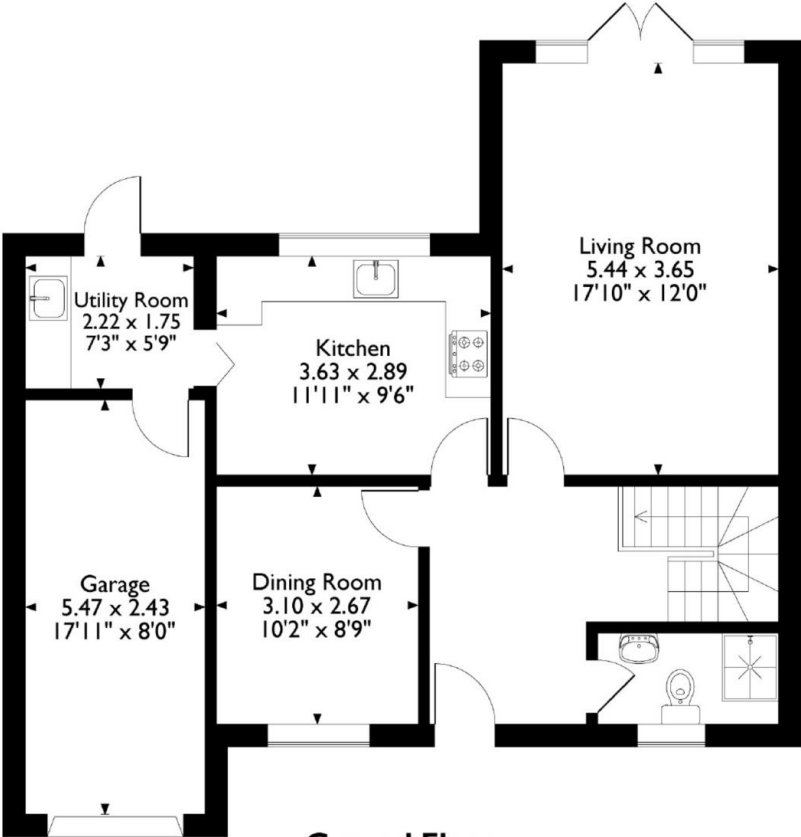
The kitchen faces the rear elevation with a wonderful garden aspect. Base and wall units offer a good range of storage and integrated appliances comprise of a double oven, hob, extractor fan along with a dishwasher and fridge. There is space for a breakfast table providing the opportunity of informal dining if required.

The utility room is located off the kitchen and has plumbing for a washing machine and access to the central heating boiler. Doors lead to both the rear garden and to the garage.

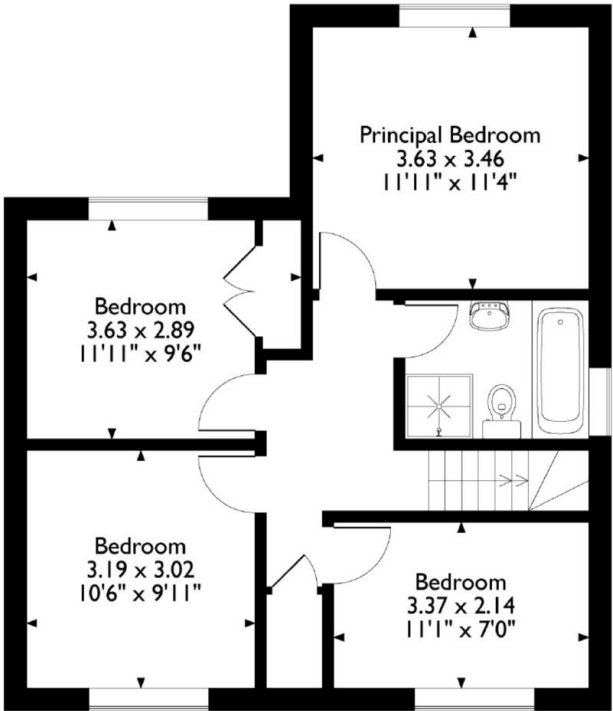
Then looking to the first floor, four generous double bedrooms provide ample space for a growing family or accommodating guests, bedroom four would also make an ideal study for those wishing to work from home and any rear facing rooms will benefit from garden and countryside views.

The family bathroom is fitted with a four-piece suite in white to include a bath and separate shower cubicle.

Approximate Gross Internal Area
129 Sq M/1389 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.



STEP OUTSIDE



Then stepping outside the property offers off-road parking with access via an electric rollup door to the garage provides extra storage space, making it a practical addition to the home. The front garden is lawned.

The property's boundary to the rear extends to open fields, affording countryside views and creating a sense of openness, ideal for enjoying the changing seasons from your own garden.

The established rear gardens are thoughtfully planted with an array of flowers and shrubs. This outdoor space provides a private oasis for relaxation and outdoor activities. There is a neatly manicured lawned area and paved sun terrace, along with a beautifully planted rockery.

INFORMATION

Postcode: NP26 4QH

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage:

EPC:





DIRECTIONS

Leaving Chepstow, take the third exit off the roundabout at the top of the town, remaining on the A48 - signposted Caerwent. Pass St Pierre on the left-hand side and at the next roundabout continue straight over and continue along the A48 for a few miles, before turning left signposted Caerwent (just after the farm shop). At the crossroads turn left onto Church Road (to the bottom side of the Coach and Horses pub and continue along this road without deviation. On entering Caldicot take the first right turn into Wentwood View where the property is located within a right hand cul de sac.



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