



UNDY

Guide price **£395,000**



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13 MILLFIELD PARK

Undy, Caldicot, Monmouthshire NP26 3LF



South-westerly facing plot with outdoor kitchen
Mezzanine level
Ideally located for commuting

This property provides an ideal opportunity for families seeking a modern and flexible living space. The property has been renovated and thoughtfully reconfigured by the present owners, it now provides spacious accommodation over two levels with additional space added by way of a garage conversion and mezzanine level off the dining room, plus a conservatory.

The open-plan design of the kitchen and dining area seamlessly connects to the outdoor spaces making it perfect for both everyday living and entertaining. The property is also situated on a generous south westerly facing plot which is well enclosed and not overlooked to the rear.

The delightful village square at Magor is the hub of the community and offers an array of bespoke shops, cafés, eateries and public houses, along with a supermarket, post office and doctors' surgery.

Undy Primary School and Magor Primary School are only a short distance from the property as well as being ideally situated for commuting, with junction 23A (M4 access) only a short distance away.



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KEY FEATURES

- Stunning link detached property
- Reconfigured & refurbished to provide spacious living
- Three double bedrooms
- Superb L shaped kitchen with dining area
- Two receptions rooms
- Ideally located for amenities, schooling & commuting



STEP INSIDE



This beautiful family home presents itself as an outstanding link-detached property set in an expansive south-west facing garden that hosts a delightful outdoor kitchen and ample entertaining spaces.

With off-road parking for three cars, a splendid conservatory overlooking the garden, and a reconfigured kitchen boasting a superb range of storage units and integrated appliances, this residence is a seamless blend of style and practicality.

The interior encompasses a dining room with a mezzanine area offering flexibility, and two generously sized reception rooms to both the front and rear elevations, following the garage conversion.

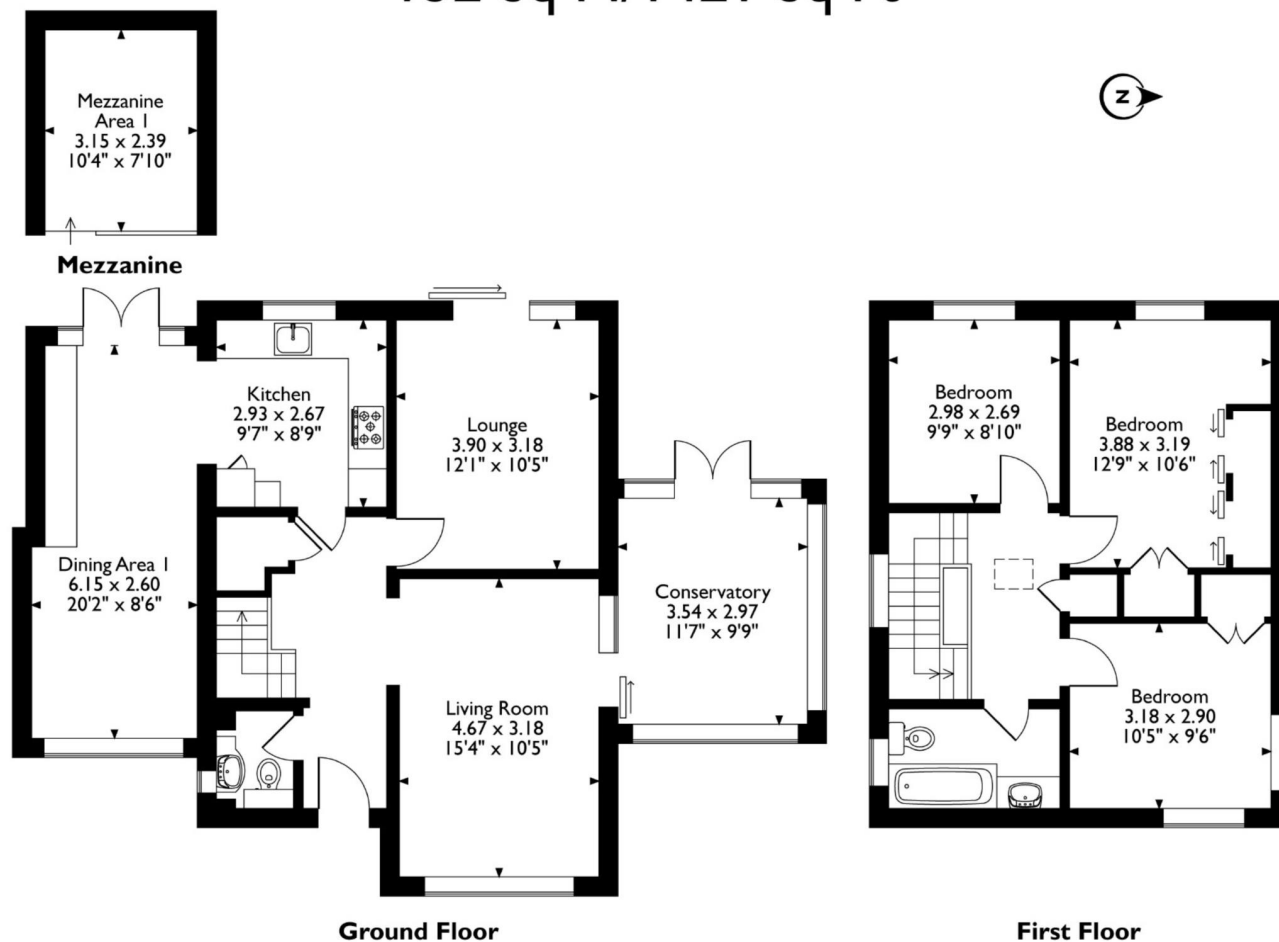
Upstairs, three bedrooms with ample space for double beds await, complemented by a beautifully refitted bathroom showcasing a modern three-piece suite in white, complete with a bath and a rain shower.

Looking in more detail internally, the property is entered via a generously proportioned entrance hallway with a turned staircase leading to the first floor.

A seamless transition unfolds into a front-facing living room with patio doors that lead into a sizable heated conservatory situated on the side, offering a delightful garden view.

A rear-facing reception room, equipped with patio doors, grants access to a rear sun terrace.

Approximate Gross Internal Area 132 Sq M / 1421 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 this family abode resides in the meticulously reconfigured kitchen, showcasing a splendid makeover with sleek, high-gloss white units with low level LED lighting. These are tastefully complemented by an array of integrated appliances, including a dishwasher, double oven, 5-ring hob with a canopied extractor fan, fridge/freezer, and a washer/dryer.

The dining room seamlessly integrates within the L-shaped kitchen, and the negotiable inclusion of a table, two chairs, and wrap-around seating enhances its appeal.

Noteworthy is the captivating mezzanine area, accessible via a freestanding ladder, which offers an elevated vantage point overlooking the dining room, this area offers flexibility.

To complete the ground floor there is a cloakroom fitted with a modern two-piece suite in cream.

Shifting our focus to the upper level, the first floor unveils three generously sized bedrooms, as highlighted earlier, each capable of comfortably accommodating a double bed.

Bedrooms one and two are particularly noteworthy, featuring the added convenience of built-in wardrobes for ample storage solutions.

The bathroom on this level underwent a modern makeover, now boasting a pristine three-piece suite in white, complete with a bath featuring a refreshing rain shower overhead.

STEP OUTSIDE



Undoubtedly, one of the key highlights of this property is its sizeable south-westerly facing garden at the rear. Enclosed by natural hedges and fencing, the garden ensures a private haven, with communal parkland extending behind it.

Dotted with sun terraces and decked areas, the outdoor space presents a myriad of possibilities for entertaining. However, the focal point is the covered seating area, illuminated by ambient lighting and an outdoor kitchen.

Beyond this, the remaining portion of the garden features a meticulously manicured lawn and well-appointed borders adorned with a variety of shrubs. At the front, a paved driveway provides convenient off-road parking for up to three vehicles.

INFORMATION

Postcode: NP26 3LF

Tenure: Freehold

Tax Band: E

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. Stay on this road for several miles, bypassing Caldicot and travelling through Rogiet. On entering Undy pass the entrance to Manor Chase on the right-hand side and continue also passing the right hand turn to Vinegar Hill and take a right turn into Dancing Hill. Take the second left turn into Millfield Park where the property is located at the bottom of the first left-hand cul-de-sac.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		82
B	(81-91)		
C	(69-80)	71	
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	

30 High Street, Chepstow, NP16 5LJ
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 chepstow@archerandco.com
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