



PORTSKEWETT

Guide price **£470,000**



ARCHER & Co

2A MAIN ROAD

Portskewett, Caldicot, Monmouthshire NP26 5SG



Four double bedrooms (two with ensembles)
Sizeable south east facing plot
Located within a popular village

Nestled in the tranquil setting of Portskewett, this superb 4-bedroom detached Barratt built property combines modern comforts with family living.

Beyond the property's features, Portskewett itself is a captivating semi-rural village, offering a picturesque setting that feels like a retreat from the hustle and bustle of modern life. Families will appreciate the presence of a well-respected primary school.

A local doctors' surgery and chemist provides peace of mind, while a charming village pub and shop offer a sense of community and convenience.



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KEY FEATURES

- Spacious detached property
- Refurbished kitchen with dining area
- Study for homeworking
- Double garage
- Off-road parking for up to 4 cars
- Ideally located for local amenities



STEP INSIDE



The property is located close to the beautiful coastal path and Black Rock so there is plenty of countryside to explore. It is also within easy reach of the towns of Caldicot and Chepstow where more comprehensive facilities can be found, to include senior schooling. There are extended shopping opportunities located at Cardiff and indeed Bristol which is situated just across the water.

For those with a need to commute, this property is ideally located with easy access to the M4 motorway, allowing you to travel effortlessly to nearby towns and cities for work or leisure.

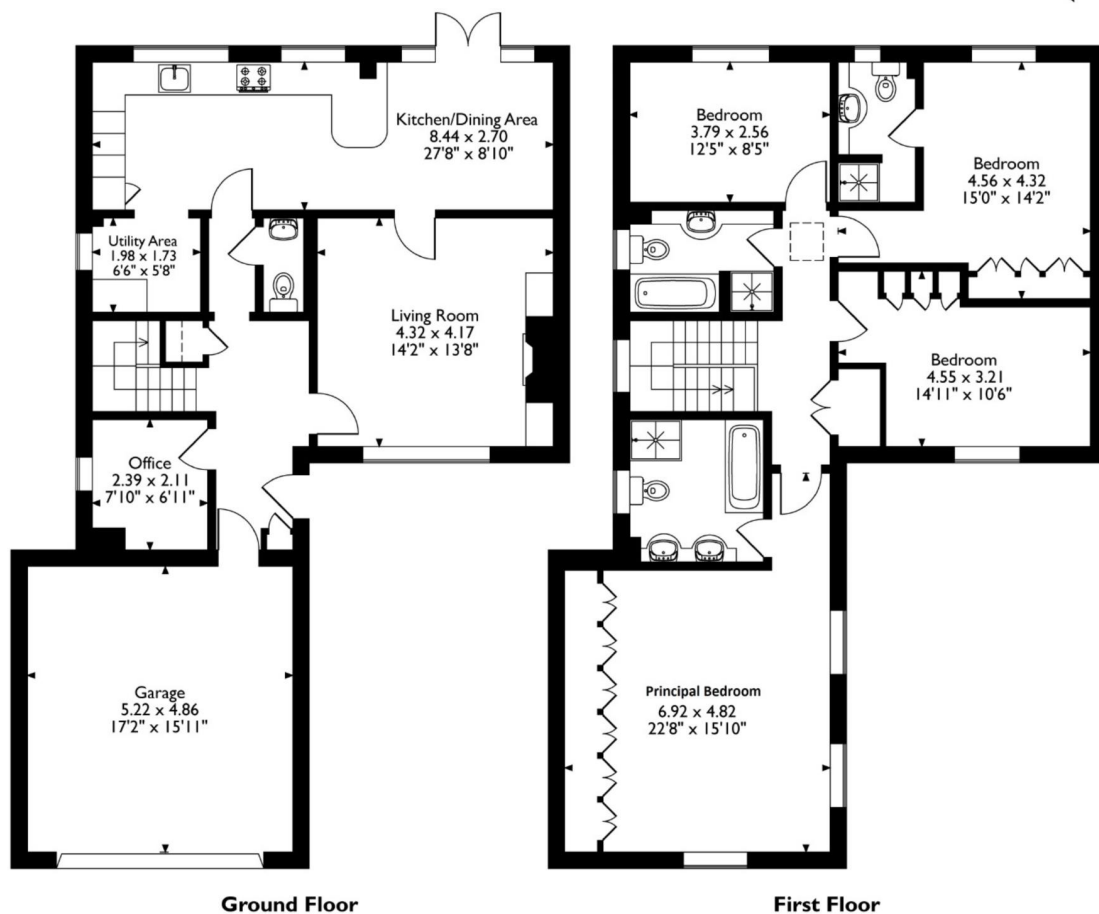
This modern 4-bedroom property, crafted as a unique design by Barratt Homes, offer a blend of style and functionality. Spread across two floors, it boasts spacious family accommodation that caters to contemporary living needs. The entrance hall serves as the focal point, providing access to all ground floor rooms, including pedestrian entry to the double garage, ensuring convenience

A thoughtfully designed cloakroom, fitted with modern amenities, adds to the practicality of the home and the study presents an ideal workspace for those opting to work remotely. The sizeable front-facing reception room exudes comfort and entertainment, featuring a media wall and offering a delightful view of the front garden. The surround sound system is available by separate negotiation.

The heart of the home lies in the reconfigured kitchen, now an expansive space stretching the entire length of the rear of the property.

Remodelled in 2017 with sleek flush Sigma base and wall units, it boasts integrated appliances, including two Neff hide and slide ovens, one featuring a combination microwave and proving drawer, a 4-ring induction hob with a canopied cooker hood, and a dishwasher.

Approximate Gross Internal Area 186 Sq M/2002 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.

Lower plinth heating, and dual aspect windows overlooking the rear garden enhance both comfort and functionality. French doors from the dedicated dining area open onto the rear sun terrace, seamlessly blending indoor and outdoor living.

Continuing the seamless flow of practicality, the kitchen offers open access to the utility area, complete with plumbing, access to the central heating boiler, and a convenient side access door.

Ascend the turned staircase to the first-floor landing, where access to all first-floor rooms awaits, seamlessly connecting the living spaces. The master suite stands out as one of the property's main attractions, boasting a vaulted ceiling and triple aspect windows. A full wall of mirror-fronted wardrobes ensures ample storage space.

The principal bedroom further enhances its appeal with a modern ensuite, featuring a 5-piece suite. This includes a bath for relaxation, a separate shower enclosure offering convenience, and twin wash hand basins for added functionality and style.

The remaining three bedrooms on the first floor are generously proportioned, each capable of accommodating a double bed with ease.

Bedroom two offers its own ensuite shower room, providing privacy and convenience for guests or family members. Meanwhile, the family bathroom completes the first-floor accommodation, featuring a contemporary 4-piece suite. This includes a bath and a separate shower enclosure.

STEP OUTSIDE



Accessed via a shared access lane, the property's entrance leads to a private driveway capable of accommodating up to four cars and leading seamlessly to a double integrated garage, ensuring ample parking space for residents and visitors alike. The front garden has a walled boundary, mature shrubs, and neatly manicured lawned area, creating an inviting entrance with a pathway leading to the front door.

Stepping into the rear garden reveals a sizable south-east facing plot providing ample space for various recreational activities and al fresco dining, making it an ideal retreat for relaxation and entertainment. Bounded by fencing, the garden also offers a generous decked area, complete with a hot tub available by separate negotiation. Completing the outdoor space is a paved sun terrace and a lawned area which extends to the side of the property. A garden shed will remain in situ.

AGENTS NOTE

The property is fitted with solar panels which we are advised are privately owned. The property is on a water meter.

INFORMATION

Postcode: NP26 5SG

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: B





DIRECTIONS

From Chepstow take the A48 road to Caldicot passing the St Pierre Golf & Country Club. At the roundabout take the first exit onto the B4245, after a few miles turn left at the Mitel roundabout onto Caldicot Road. Proceed through the village of Portskewett, passing the shop on the left, the property can be found a short distance past the shop on the right-hand side, set back off the road (the property is painted blue).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)	90	91
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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