



CALDICOT

Guide price £315,000



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HILL VIEW

3 Shakespeare Drive, Caldicot, Monmouthshire NP26 4LW



Off road parking for two cars
Enclosed South East facing rear garden
Three reception rooms

This superb 3 bedroom extended semi-detached property is located within a sought-after development 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.



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KEY FEATURES

- Extended semi-detached property
- Three bedrooms
- Ground floor cloakroom & utility room
- Kitchen with built in appliances
- Ideally located for local amenities and schooling
- Refitted bathroom with a four-piece suite



STEP INSIDE



As previously mentioned, the property benefits from three reception rooms. Among these, you'll find a welcoming living room, a separate dining room, and a versatile study. The study, situated as part of a single-story extension, presents flexibility and potential, currently serving as storage but primed for conversion into a home office, catering perfectly to the needs of those working from home.

Convenience is key on the ground floor, with a cloakroom fitted with a two-piece suite easily accessible from the sizable utility room. This utility space not only accommodates laundry needs but also provides additional storage with cupboard space. For those interested, the washing machine, tumble dryer, and fridge freezer are negotiable items, offering added convenience.

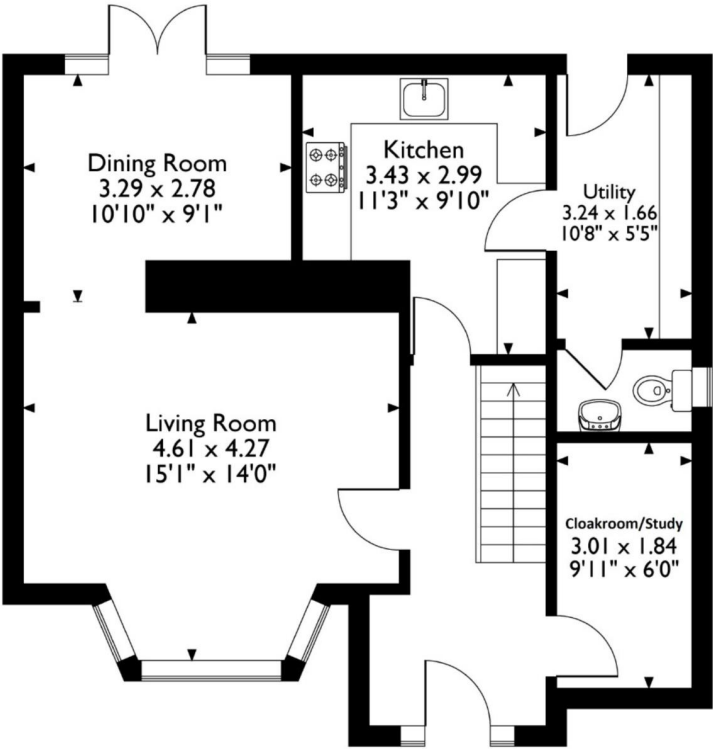
The kitchen offers functionality, equipped with a range of base and wall units for ample storage.

A built-in oven, four-ring hob, and cooker hood are fitted, while the integrated dishwasher and fridge streamline daily chores. The rear window offers garden views.

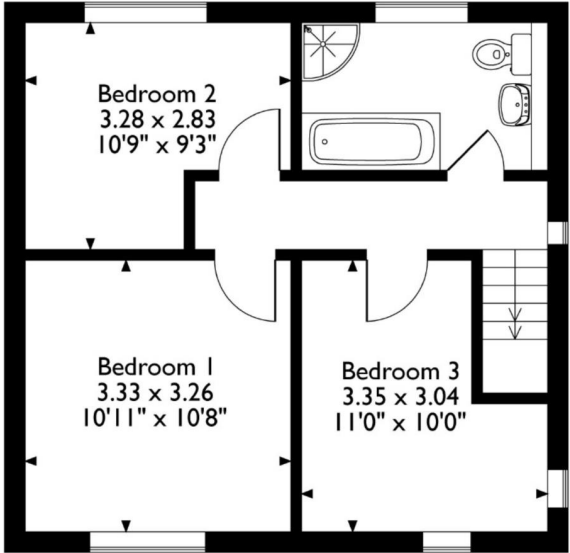
The living room, positioned at the front of the house offers a sizeable reception space and arched access leads to the dining room, which has French doors to the rear sun terrace.

Approximate Gross Internal Area

99 Sq M/1066 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.

Ascending to the first floor reveals a well-designed layout comprising three generously proportioned bedrooms and a family bathroom.

The first bedroom, positioned at the front of the house, offers a spacious double bedroom with ample room for bedroom furniture.

Moving to the rear of the property, the second bedroom also boasts a double-bed-friendly space and provides a garden view.

Meanwhile, the third bedroom, situated at the front, enjoys the benefit of a dual aspect. A wardrobe, thoughtfully included and remaining in place, adds to the functionality of the space.

The family bathroom features a refitted four-piece suite in pristine white and includes a panelled bath and a separate shower enclosure equipped with a refreshing rain shower. High gloss fronted storage units complement the bathroom suite.

STEP OUTSIDE



The front elevation of the property serves as a functional space, primarily dedicated to parking, with ample room for two vehicles. A gated side access leads seamlessly to the rear garden.

Enclosed by sturdy pillared fencing, the south east facing rear garden offers a sense of privacy. Delightful raised planted borders and a lawned area, providing ample space for outdoor activities. Adjacent to the lawn, a paved sun terrace creates a versatile outdoor living area for all occasions.

Additionally, a practical storage outbuilding can accommodate gardening tools, bicycles, or any other essentials, ensuring that the outdoor space remains tidy and organised.

INFORMATION

Postcode: NP26 4LW

Tenure: Freehold

Tax Band: D

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 along the bypass. Continue through two sets of traffic lights, pass the shops on the left-hand side and when proceeding up the hill take a left turn into Shakespeare Drive where the property can be found on the left.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		85
B (81-91)		
C (69-80)	74	
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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