



CALDICOT

Guide price **£520,000**



1 MONKS CLOSE

Caldicot, Monmouthshire NP26 4LZ



Incredibly light & spacious home
No upper chain
Oversized garage with off road parking

Situated in a quiet and very sought-after cul-de-sac, on a generously-sized plot, this residence boasts ample accommodation, perfect for modern living. Nestled conveniently close to the amenities of Caldicot town centre, and just a ten-minute walk to the spectacular castle grounds, the property has an ideal setting for local schooling. For those wishing to commute there is easy access to the M4, plus train stations in Caldicot and at Severn Tunnel Junction.

The property has recently been refurbished by the current owner, with the cloakroom, bathroom and kitchen having been re-fitted. All floor coverings (with exception of the living/dining room) have been replaced and the property redecorated throughout.

The property is being offered for sale with the full benefit of no upper chain.



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- ### KEY FEATURES
- Spacious detached property
 - Five bedrooms- principal with ensuite bathroom
 - Large reception space
 - Refurbished throughout
 - Close to local amenities and schooling
 - Viewing highly recommended



STEP INSIDE



As you step through the attractive front entrance door, you are welcomed into the superb reception area affectionately named "the vestibule". Here, fixed seating allows somewhere to sit whilst removing shoes and an attractive arched window offers natural light. Conveniently positioned, a door grants access to the oversized integral garage, while an internal door seamlessly connects to the reception hall beyond.

Beyond the vestibule lies the hallway, a superbly proportioned L-shaped reception area that serves as the central hub of the ground floor living space.

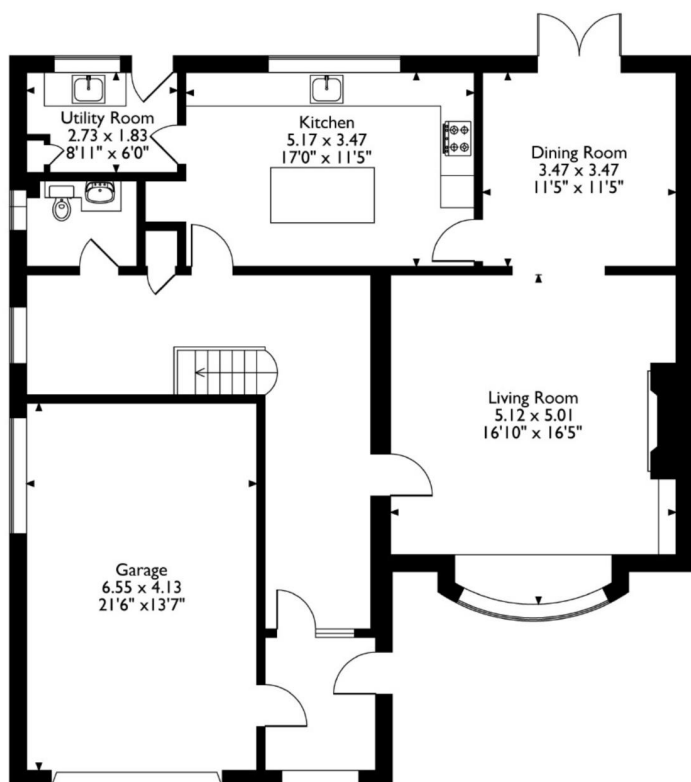
Adding to the practicality of this home, a useful cupboard provides storage space for everyday essentials, while a conveniently located cloakroom, re-fitted with a modern two-piece suite, offers added convenience for guests and residents alike.

The reception rooms, comprising spacious living and dining areas, are separated by an archway, both rooms boast ample space for furniture arrangements. The living room, with its front-facing aspect, showcases an attractive stone feature fireplace, while the adjacent dining room offers French doors leading to the rear sun terrace, seamlessly blending indoor and outdoor living for year-round enjoyment.

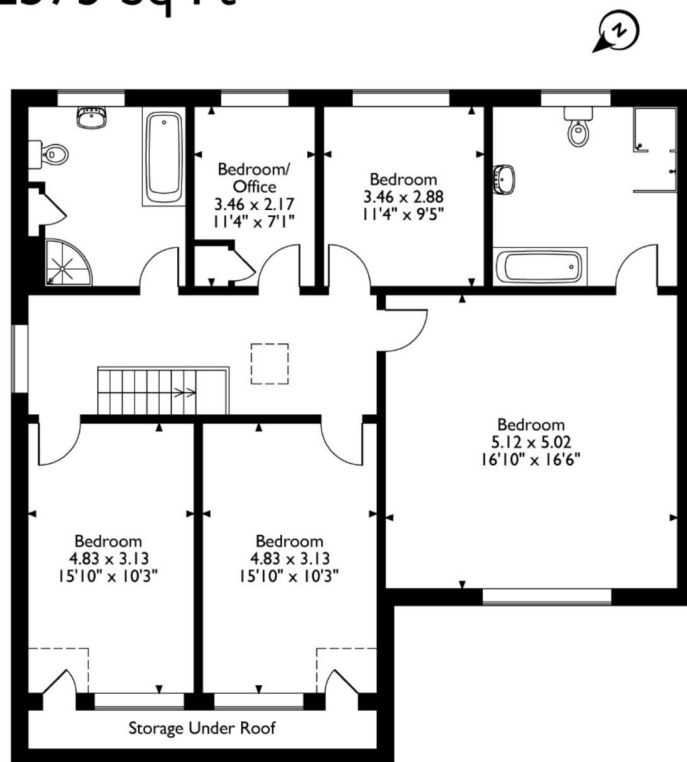
At the heart of this home lies the stunning kitchen, a true culinary haven that has been thoughtfully re-fitted to meet the demands of modern living.

Boasting a full range of base units, this well-appointed space seamlessly combines functionality with style, offering ample storage for all your kitchen essentials. The central island not only provides additional workspace but also serves as a focal point for casual dining.

Approximate Gross Internal Area 239 Sq M/2573 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.

Equipped with integrated appliances including a double oven, dishwasher, and a 4-ring hob with a canopied extractor above and a strategically placed window offers a delightful view of the rear garden, whilst an inset recess provides the ideal location for a fridge/freezer.

Adjacent to the kitchen, a door leads off to the utility room, seamlessly extending the functionality of the space. Fitted to complement the style of the kitchen, the utility room features a rear-facing window, plumbing for a washing machine and access to the newly-fitted central heating boiler, while a door leads out to the rear garden.

Ascending to the first floor, you're greeted by a well-proportioned galleried landing, a refined space that serves as the gateway to all first-floor rooms. Here, the allure of this exceptional property continues with a total of five bedrooms, each offering its own unique blend of comfort and style. Four of these bedrooms will accommodate double beds.

The principal bedroom offers a front-facing aspect. Boasting generous proportions, this inviting space easily accommodates a wealth of bedroom furniture, ensuring both style and functionality. A highlight of the principal suite is the ensuite, fitted with a modern four-piece including a bath and a spacious double shower enclosure.

Completing the first-floor accommodations, the principal family bathroom has also undergone a tasteful re-fit, and also offers ample proportions. This well-appointed space includes a modern four-piece suite, complete with a panelled bath and a corner shower cubicle.

STEP OUTSIDE



The front garden boasts a lawned area framed by raised planted borders. The driveway flanks the property, offering convenient off-road parking for up to 2 cars, while a pathway surrounds the property with gated access to one side.

Leading off the driveway is an oversized integral garage, featuring an electric door, providing not only secure parking but also ample storage space for your convenience. Illuminated by both natural light, there is also electric light and power.

Venturing further, the rear garden offers generous proportions, the south-east facing garden offers a perfect setting for outdoor gatherings or relaxation. Enclosed by sturdy fencing, privacy is assured. The garden is primarily laid to a lush lawn, interspersed with paved sun terraces ideal for al fresco dining. A wooden pergola adds a touch of rustic charm and there are planted flower beds.

INFORMATION

Postcode: NP26 4LZ

Tenure: Freehold

Tax Band: G

Heating: Gas

Drainage: Mains

EPC: TBC





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, continue straight over at the Mitel roundabout and taking the next right turn into Chepstow Road. Continue along this road passing Asda and The Cross Inn on the left-hand side and continuing over the mini roundabout onto Sandy Lane. Turn right into Churchfield Ave and right at the junction into Budden Cres, proceed to the end of Budden Cres and turn right into Monks Close.



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