



UNDY

Guide price **£425,000**





# 7 ROCKFIELD CRESCENT

Undy, Caldicot, Monmouthshire NP26 3FH



Sizeable corner plot position  
Off road parking for three cars  
Ideally located for commuting

Rockfield Crescent is located approximately 2 miles from Junction 23a of the M4 for those wishing to commute, and within a short distance of the local primary schools.

The beautiful village square at Magor provides a range of local amenities to include bespoke shops and cafes, a selection of restaurants, doctors' surgery and post office.

The property is within easy reach of the towns of Caldicot and Chepstow and indeed the city of Newport where more comprehensive facilities can be found. There are extended shopping opportunities located at Cardiff, and Bristol which is situated just across the water.

7 Rockfield Cres comprises of a well-proportioned 4-bedroom detached property tucked away within a sizeable plot extending to approximately 0.14 acres. The property benefits from off road parking for 3 cars and a garage.



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### KEY FEATURES

- Spacious four bedroom detached property
- Good sized reception room
- Ensuite to principal bedroom
- Refitted kitchen, with integrated appliances
- Garage
- Popular development close to local amenities





# STEP INSIDE



Entering the property through the front entrance door, you step into the reception hall. This space, with its stairs leading to the first floor, serves as the heart of the home. The hall features useful under-stairs storage and provides access to the kitchen, living room, and a cloakroom fitted with a modern two-piece suite.

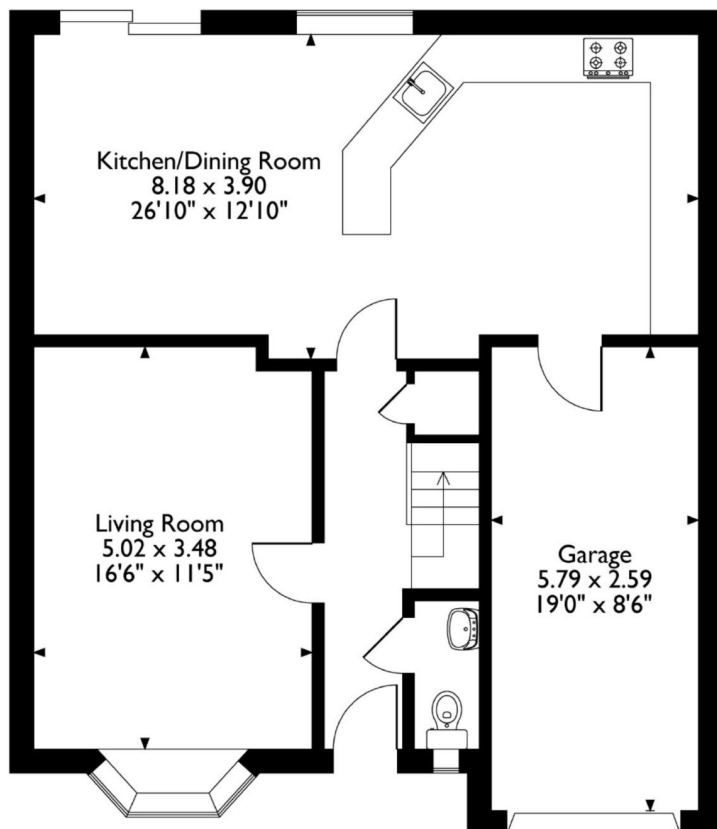
The living room, located at the front of the property, is a generously sized reception area. A bay window to the front elevation offers natural light and a charming garden view. This space easily accommodates a variety of furniture arrangements and includes a fire surround.

The kitchen, truly the hub of the home, is a well-proportioned room designed for both cooking and dining. It seamlessly incorporates an open-plan dining area, perfect for family meals and entertaining guests.

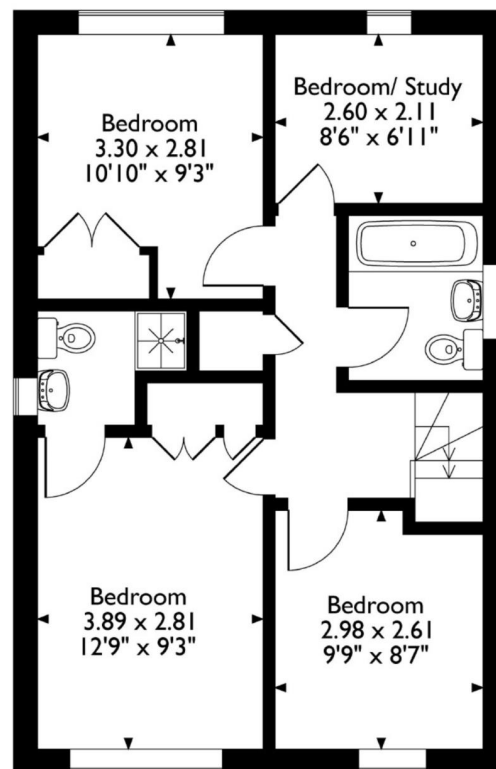
The kitchen has been refitted with an impressive range of matt-fronted base and wall units, complemented by concealed under-unit and low-level LED lighting. High-quality integrated appliances elevate the space, including a wine chiller, a tall fridge/freezer, a double oven with a proving drawer, a microwave, a dishwasher, and an induction hob.

Patio doors lead from the dining area to the rear garden and there is a useful internal door from the kitchen through to the garage.

## Approximate Gross Internal Area 126 Sq M / 1356 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, the landing unfolds as a central gateway to all the rooms on this level, this includes access to the loft, which is not only boarded but also illuminated, offering ample storage and housing the central heating boiler. Additionally, a useful shelved cupboard on the landing provides extra storage.

The principal bedroom is a spacious double room facing the front of the property, featuring a triple built-in wardrobe that offers ample storage. This room benefits from an ensuite shower room, complete with a walk-in shower enclosure.

Bedroom two, located at the rear of the property, is also a double room with a garden view. It includes a useful built-in double wardrobe, ensuring plenty of storage space.

Bedroom three, also a double room, faces the front of the house whilst bedroom four is currently set up as a study, making it an ideal space for those who work from home. This rear-facing room enjoys a garden aspect,

The family bathroom is fitted with a three-piece suite in white, including a bath with a shower attachment.



# STEP OUTSIDE



The property is situated on a generous corner plot, covering approximately 0.14 acres, with a predominantly south-facing aspect that ensures plenty of natural light throughout the day. This sizeable plot includes parking for three cars and a single garage, which conveniently offers internal access to the kitchen.

The rear garden is well enclosed by fencing. It features a paved sun terrace, perfect for outdoor dining and a substantial lawned area that extends to both the side and front elevations, providing ample space for gardening, play, or relaxation. A side pedestrian gate adds convenience, allowing easy access to and from the garden. The front elevation of the property is planted with an array of established shrubs and trees, creating a welcoming and picturesque approach. An open canopied entrance invites you into the home.

**AGENTS NOTE:**  
Shared access driveway - advised jointly owned.

## INFORMATION

Postcode: NP26 3FH  
Tenure: Freehold  
Tax Band: F  
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 take a right turn into Rockfield Grove and continuing up the hill, Rockfield Crescent can be found on the left-hand side, the property is situated in the lower right-hand corner.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		82
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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