



PORTSKEWETT

Guide price **£395,000**



33 WEDGEWOOD DRIVE

Portskewett, Caldicot, Monmouthshire NP26 5TL



Sizeable corner plot gardens
No onward chain
Large driveway with garage

Located in the sought-after village of Portskewett, residents can enjoy a range of local amenities, including the well-regarded Archbishop Rowen Williams Primary School, a village shop, a welcoming public house, doctors' surgery and chemist.

For those looking to explore the countryside, the coastal path, Black Rock and the village cornfield project is close at hand, along with a newly constructed tree-lined pathway leading to the nearby beautiful grounds of Caldicot Castle and Country Park.

The local towns of Caldicot and Chepstow offer a wider array of facilities. Public transport options are well catered for, with rail links available at Rogiet, Caldicot, and Chepstow, alongside convenient access to the M4 and M48 motorways, making commuting to Bristol and Cardiff straightforward.

This well-maintained property combines comfort, practicality, and an enviable location, making it an ideal family home, with dorma style accommodation offering flexibility.



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KEY FEATURES

- Spacious detached dorma-style property
- 3 bedrooms with an optional fourth bedroom to the ground floor
- Living room with wood burning stove
- Kitchen/Breakfast room
- Ground floor bathroom
- Close to local village amenities



STEP INSIDE



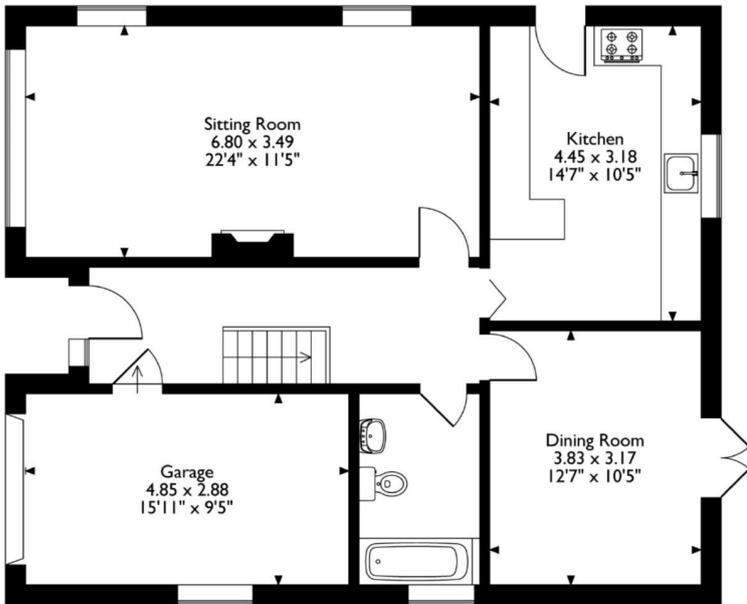
Upon entering the property, a welcoming entrance hall provides a practical space with tiled flooring, under-stair storage, and doors to all ground floor rooms.

The kitchen/breakfast room is designed with practicality in mind, featuring a combination of base and wall cabinetry and integrated appliances comprising of a dishwasher, fridge, oven and hob, there is the added benefit of a breakfast bar offering informal dining and a window with a garden aspect. External access to the side elevation.

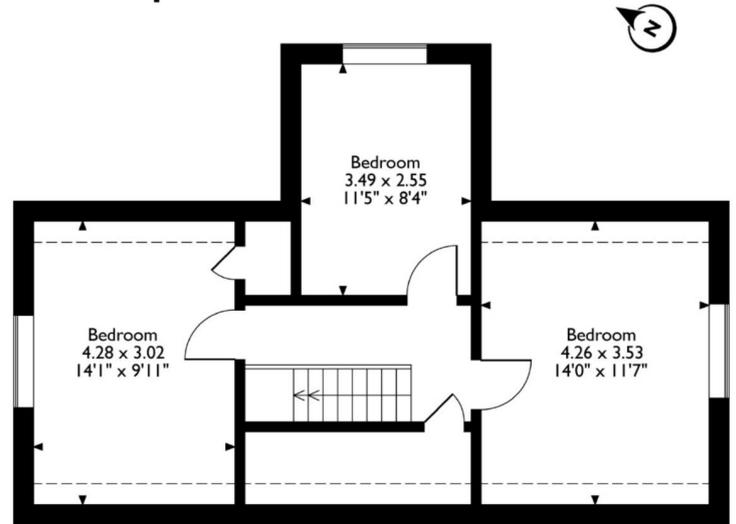
The adjacent dining room offers direct access to the rear garden through French doors, enhancing the indoor-outdoor flow. This room also offers flexibility and the opportunity of a fourth ground floor bedroom if required. The dining room is large enough to accommodate a full-sized dining table.

The spacious lounge is bright and inviting reception room, featuring multiple, dual aspect windows and a wood-burning stove as a focal point. This room is fitted with attractive flooring and due to its size offers various furniture arrangements.

Approximate Gross Internal Area 127 Sq M/1367 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.

The ground floor bathroom is finished with fully tiled walls and floors and a three-piece suite which includes a bath with a mixer shower, and a heated vertical towel radiator. Frosted window to the side elevation and inset spot lighting to the ceiling.

Upstairs, there are three generously sized bedrooms, each thoughtfully designed to maximise comfort and storage and all of which will accommodate a double bed if required.

The master bedroom is spacious and includes eaves storage, while the second bedroom features an additional storage cupboard and similar access to eaves space. The third bedroom is also well-sized and faces to side elevation.

STEP OUTSIDE



The garage, accessible from both the front and inside the house, is equipped with lighting and power, adding convenience. The central heating boiler is also located within the garage. To the front elevation is an attractive paviour driveway offering off road parking for one vehicle. The front garden is well bounded by a low-level wall with wrought iron railings and comprises of a neatly laid lawned area. To the side elevation there is a sizeable paved sun terrace, offering privacy and low maintenance. There is pedestrian gated access to both side elevations.

The rear garden is a standout feature, the property stands in a south east facing corner plot. There is a continuation of the paved area - ideal for entertaining, a well-maintained lawn surrounded, and an additional decked space. A timber shed and summer house add further utility.

INFORMATION

Postcode: NP26 5TL

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: E





DIRECTIONS

From Chepstow take the A48 road to Caldicot, passing St Pierre Golf & Country Club on the left-hand side. At the roundabout take the first exit onto the B4245, proceed for a few miles and turn left at the Mitel roundabout in the direction of Portskewett. Wedgewood Drive is a right hand turn off the main road, and when in the development follow the numbering into a right hand cul de sac.



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

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