



CALDICOT

Guide price £320,000



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9 THE CLOSE

Caldicot, Monmouthshire NP26 4EF



4 Bedrooms
Conservatory
Off road parking

Conveniently located within close proximity of the town centre this extended semi-detached 4-bedroom property offers spacious accommodation, made for family living and entertaining. The property also offers a study making it ideal for those wishing to work from home, an ensuite off the principal bedroom and a spacious re-fitted kitchen with integrated appliances and dedicated dining area.

Caldicot offers a range of amenities to include both primary and comprehensive schooling, shopping and leisure facilities, along with a range of inns and restaurants. In addition to the local amenities the property allows for easy access to Bristol, Cardiff and London with fantastic road and rail links.



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KEY FEATURES

- Extended semi-detached property
- Spacious living room
- Study Ideal for those wishing to work from home
- Large kitchen with dining area
- Enclosed and established rear garden
- Popular location close to amenities and schooling



STEP INSIDE



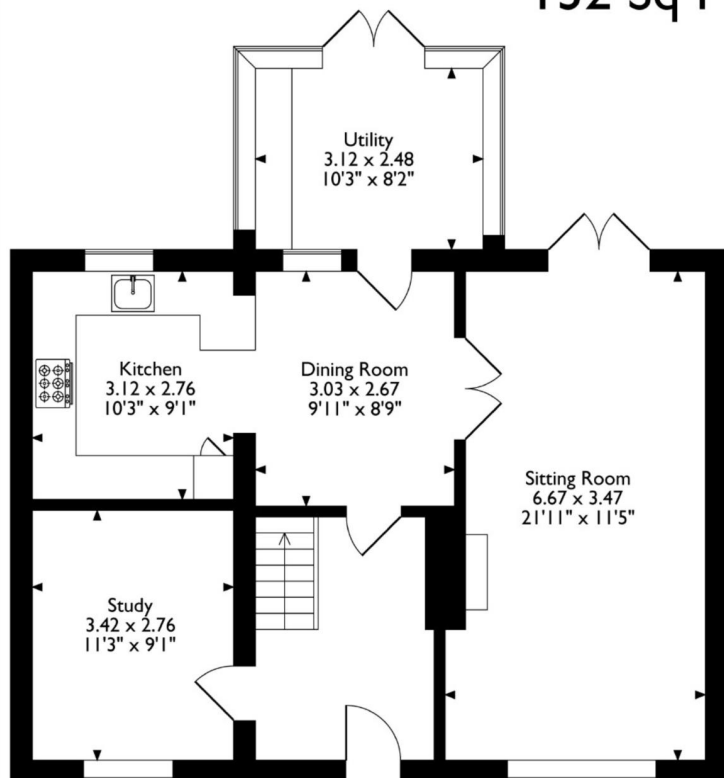
The front entrance door opens into a welcoming reception hall, which provides access to the kitchen, study, and stairs leading to the first-floor landing. The ground floor, excluding the main living room, is beautifully finished with elegant Spanish porcelain tiles. The hallway also features two practical storage cupboards.

The study, a generously sized front-facing reception room, is perfect for a home office or a cosy secondary living space.

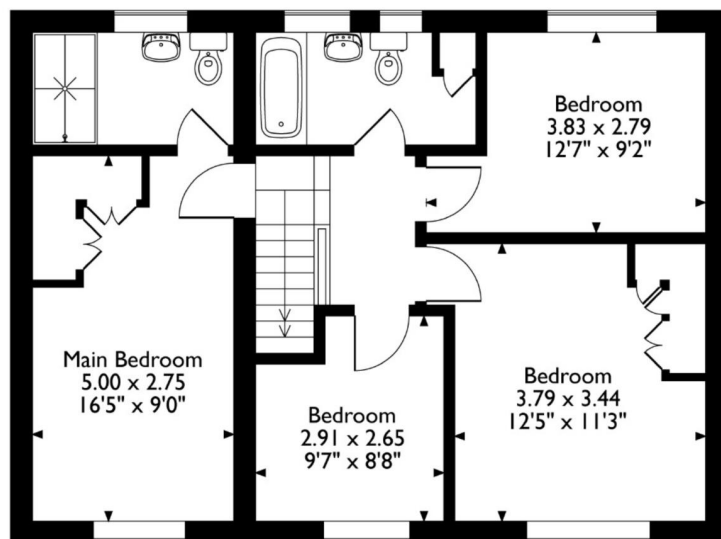
The kitchen and dining room form the heart of the home - a spacious area designed for both functionality and family gatherings. The kitchen has been thoughtfully re-fitted with an array of base and wall units, complete with integrated appliances, including a double oven, six-burner hob with a canopy hood, fridge, and dishwasher. There is a rear facing window, with garden views.

Adjoining the dining area, the conservatory offers a bright and airy space with views of the rear garden. This double-glazed addition includes utility plumbing and convenient access to the garden, seamlessly blending indoor and outdoor living.

Approximate Gross Internal Area 132 Sq M/1420 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 living room is an excellent reception room, spacious enough for a variety of furniture arrangements. There is a front facing window and rear doors provide access to the garden.

Ascending the staircase, you are greeted by a split landing that divides the first-floor accommodation.

To the left lies the principal bedroom, while to the right are three additional bedrooms and the family bathroom.

The principal bedroom is a generously proportioned, front-facing space featuring three double wardrobes, bedside cabinets, and convenient loft access, there is an additional side facing window behind the wardrobe. Its ensuite shower room is spacious, fitted with a modern three-piece suite in white, including an oversized shower enclosure.

On the opposite side of the landing, two of the three bedrooms are large enough to accommodate double beds, with one offering the added benefit of fitted wardrobes. The fourth bedroom is a cosy, front-facing single room, ideal for a child's room or additional study. The family bathroom has been stylishly updated with a contemporary three-piece suite in white, featuring a panelled bath with a shower overhead.

STEP OUTSIDE



The property boasts charming gardens at both the front and rear, creating a welcoming outdoor environment. A double gated entrance invites you into the front elevation, leading to a convenient single off-road parking space. At the front, a neatly maintained lawn enhances the home's curb appeal.

The rear garden is flourishing with mature shrubs and trees. Enclosed by fencing, this space includes a practical garden shed and a paved sun terrace, ideal for seating or outdoor gatherings. Along the side of the property, a shared walkway offers handy pedestrian access to the rear garden, ensuring convenience.

AGENTS NOTE: The property is of non-standard construction, however, there is a certificate of structural completion.

INFORMATION

Postcode: NP26 4EF

Tenure: Freehold

Tax Band: D

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. Continuing along this road without deviation at the next roundabout (Mitel) continue straight on and take the next right turn onto Chepstow Road (signposted Caldicot). Continue along Chepstow Road passing the entrance to Asda on the left side and continue straight over at the mini roundabout. Proceed up Sandy Lane taking a left turn into Green Lane and then right into Woodland View, lastly turn left into The Close.



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