



MAGOR

Guide price **£580,000**



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1 WILLOWBROOK

Magor, Caldicot, Monmouthshire NP26 3ET



4 double bedrooms
No onward chain
Stunning garden room

This sizeable four-bedroom detached property is located close to established local amenities, including a primary school. The property offers spacious and flexible reception rooms, a stunning garden room, a good-sized enclosed and established south facing rear garden, along with off road parking for in excess of 6 cars. The property also is being sold for the first time since it was built in 1990, and offered for sale with the full benefit of no onward chain.

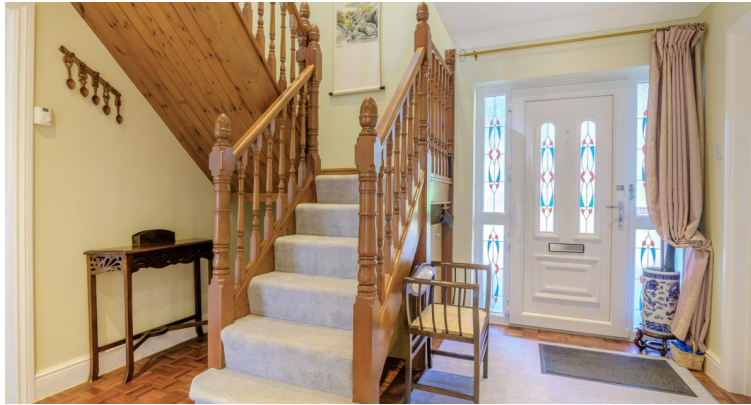
The property has been refurbished by its present owner, these refurbishments include a re-fitted kitchen with built in appliances, the addition of a garden room, new windows and central heating boiler, redecoration and new carpets throughout. There is parquet flooring beneath the carpets to most of the ground floor rooms.

The delightful village square at Magor is the hub of the community and offers an array of bespoke shops, cafés, eateries and public houses, along with a supermarket, post office and doctors' surgery.

Magor CIW Primary School and Undy Primary School only a short walking distance from the property, as is the newly constructed community hub. The property is also ideally situated commuting, with junction 23A (M4 access) only a short distance away.



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KEY FEATURES

- Spacious detached property
- 2 Reception rooms
- Re-fitted kitchen with integrated appliances
- Principal bedroom with ensuite and walk-in wardrobe
- Landscaped south facing rear garden
- Located close to amenities and M4 access



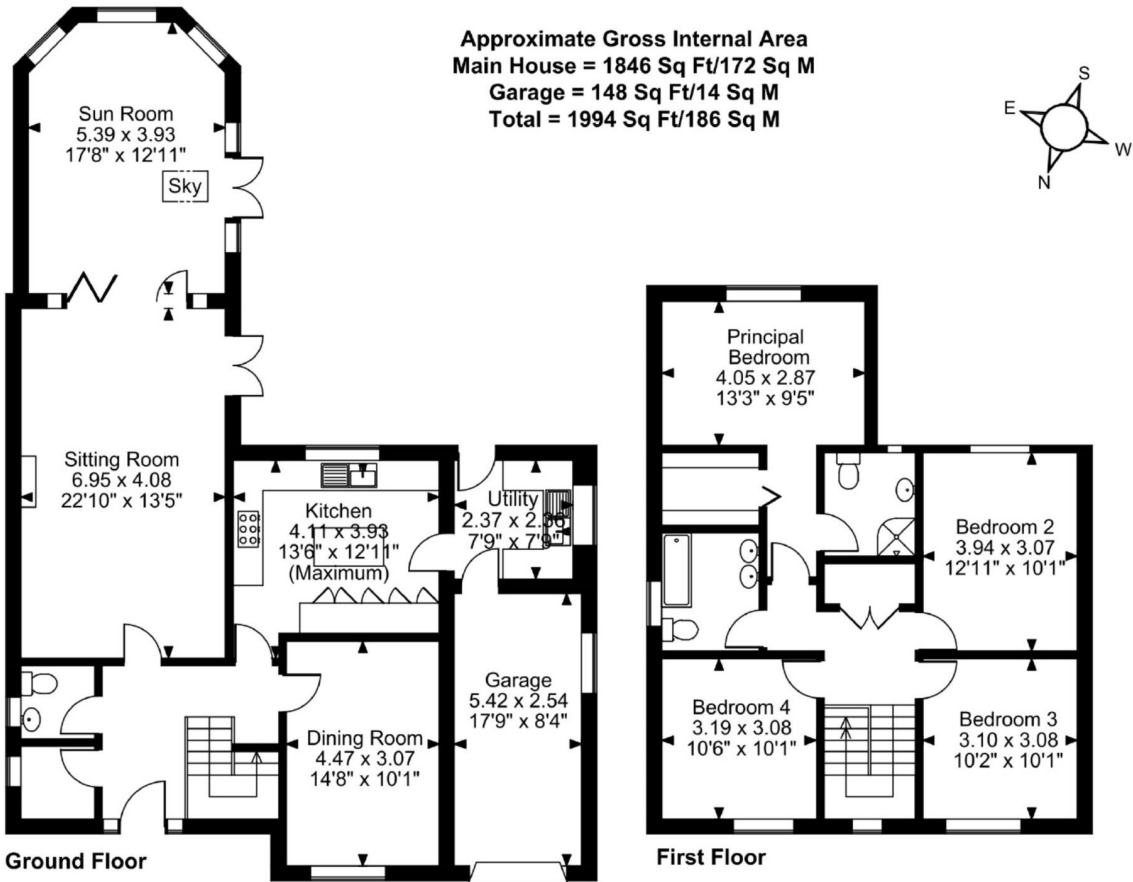
STEP INSIDE



This detached property, available for the first time in 35 years, has been thoughtfully enhanced by its current owners, offering a seamless blend of timeless charm and modern convenience. From the moment you step through the front entrance door, you are welcomed into a spacious hallway, setting the tone for the well-designed interior. A turned staircase leads to a galleried landing, while access to all ground-floor rooms ensures a natural flow throughout the home.

Adding to its practicality, a versatile boot room provides flexible storage solutions, complemented by a ground-floor cloakroom fitted with a two-piece suite. The separate dining room, with its front-facing aspect, is generously proportioned to accommodate a full-sized dining table.

At the heart of the home lies the spacious living room, a superb reception area designed for both relaxation and entertaining. This inviting space is large enough for various furniture arrangements and features a log-effect gas fire. French doors lead to the rear elevation, seamlessly connecting to the sun terrace. Bi-folding doors open into garden room, a vantage point overlooking the landscaped, southerly-facing rear garden. Designed to maximise natural light, this additional reception space boasts a vaulted ceiling, triple windows, and a Velux roof light, while French doors provide additional access to the sun terrace - perfect for enjoying the outdoors in comfort.



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□□□ Denotes restricted head height
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The re-fitted kitchen features a full range of base and wall units complemented by granite work surfaces. A central island offers additional storage and serves as a stylish space for informal dining. The rear-facing window frames picturesque garden views, while a suite of integrated appliances enhances functionality, including a six-ring hob, canopied cooker hood, single oven, combi microwave, fridge/freezer, and dishwasher.

Completing the ground floor is a well-equipped utility room, thoughtfully designed with matching units that mirror those in the kitchen. This space includes utility plumbing, an additional sink unit, access to the boiler, and a convenient rear entrance door, as well as direct access to the garage.

The first-floor accommodation of this impressive home offers four well-proportioned bedrooms, each spacious enough to accommodate a double bed. Thoughtfully arranged, two of the bedrooms enjoy picturesque rear garden views, while the other two benefit from a front-facing elevation.

The principal bedroom is a true highlight, boasting its own en-suite shower room fitted with a modern three-piece suite. This includes a shower enclosure equipped with a multi-jet shower and the bedroom also includes a superb walk-in wardrobe.

The family bathroom has been appointed with a four-piece suite, this includes twin circular wash basins and a multi-jet bath with a shower over. Fully tiled for both aesthetic appeal and easy maintenance, the bathroom also has a side facing frosted window providing natural light.

STEP OUTSIDE



Stepping outside the property, you are greeted by an impressive front elevation. The spacious driveway comfortably accommodates up to six cars, offering both practicality and convenience. This area also provides direct access to the integral garage, which is equipped with electric lighting and power, along with a useful entrance to the adjoining utility room. Adding to the home's charm, a beautifully raised and established planted garden enhances the front elevation, while gated access is available on both sides of the property.

The rear garden is a true highlight, having been thoughtfully landscaped. A selection of mature shrubs and fruit trees enhances the garden, which is complemented by the well-manicured lawn - an ideal space for families to enjoy outdoor activities. The attractive paved sun terrace also offers the perfect setting for entertaining. With a sought-after southerly aspect, the garden enjoys abundant natural light throughout the day. The entire plot spans approximately a fifth of an acre and is enclosed by a combination of fencing and natural hedging. A wooden shed and a composite shed, conveniently remaining with the property, completes the outdoor space.

AGENT'S NOTE

The property has a Biotech private drainage system, shared with next door. There is a rail track located beyond the boundary of the rear garden.

INFORMATION

Postcode: NP26 3ET

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Private

EPC: TBC





DIRECTIONS

From Chepstow proceed to the High Beech Roundabout and take the third exit (Caerwent A48). At the next roundabout (approx. 1.4 miles) take the first exit onto B4245. Continue along this road without deviation for several miles, bypassing Caldicot, and passing through Rogiet & Undy. On entering Magor turn left (signposted Magor Square) and proceed to the mini roundabout turning left and continuing along Chapel Terrace. At the bottom of Chapel Terrace turn left and the property is located on the right-hand side.



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