



UNDY

Guide price **£385,000**



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35 MILLFIELD PARK

Undy, Caldicot, Monmouthshire NP26 3LF



4 bedrooms

Large south westerly facing garden

Driveway for 3 cars and garage

This property provides an ideal opportunity for families seeking a modern and flexible living space. Offering four bedrooms, two reception rooms plus a conservatory, ground floor shower room and a first-floor bathroom, the property is also situated within a spacious well enclosed south westerly facing plot, with open communal space to the rear.

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. Undy Primary School is only a short 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

- Well-proportioned detached property
- Two reception rooms
- Conservatory
- Kitchen with utility room
- Ideally located for commuting
- Ground floor shower room and first floor



STEP INSIDE



A welcoming front entrance door opens into a spacious reception hall, providing access to all ground-floor accommodation.

A shower room is fitted with a three-piece suite, including a fully tiled shower enclosure, while a generous walk-in cupboard offers excellent storage for coats, shoes and everyday essentials.

The kitchen is well presented and enjoys a pleasant rear-facing aspect with views over the garden. It features a range of base and wall units with under-unit lighting, wood-effect work surfaces, a four-ring hob, oven with grill, and a canopied cooker hood, all to remain in situ.

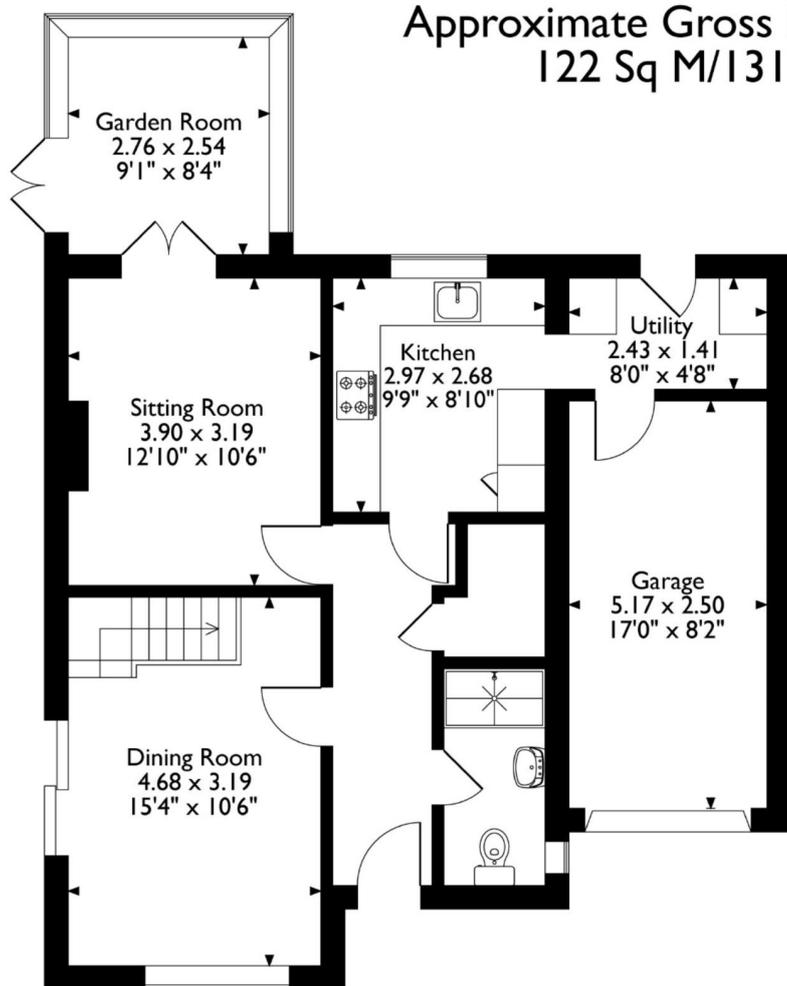
An archway leads to the utility room, which provides additional plumbing, space for a fridge/freezer, access to the boiler, a door to the rear elevation, and internal access to the garage.

The living room offers a cosy retreat, centred around an attractive fireplace.

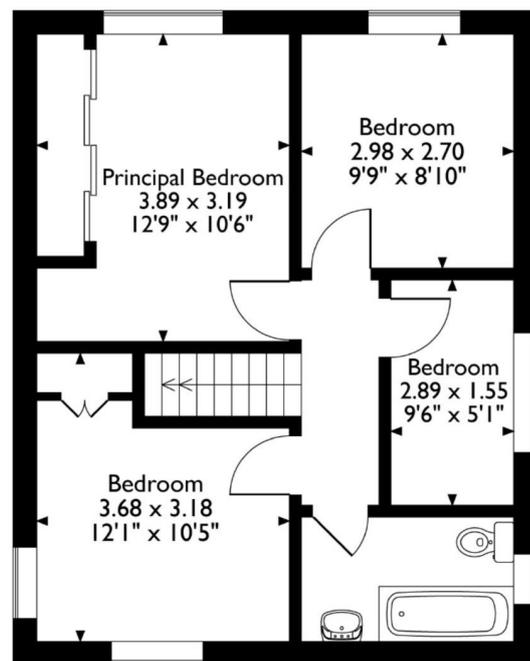
French doors open into a conservatory with a solid roof and double-glazed surround, enjoying garden views and heating to allow comfortable year-round use.

The dining room serves as a sizeable second reception space, featuring attractive flooring, a front-facing aspect, patio doors to the main garden, and an open-tread staircase rising to the first floor.

35, Millfield Park, Undy, Caldicot
Approximate Gross Internal Area
122 Sq M/1313 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.

Upstairs, the landing leads to four well-proportioned bedrooms and the family bathroom.

The principal bedroom is a rear-facing double with mirrored fronted, fitted wardrobes and views over communal grounds and the reën.

Bedroom two is a spacious front-facing double room with additional storage and dual-aspect windows.

Bedroom three is a smaller double, also rear-facing with similar open views to the principal bedroom, while bedroom four is a comfortable single room, ideal as a nursery or home office.

The family bathroom is appointed with a white three-piece suite, including a spa-style bath with shower attachment over, complemented by a side-facing frosted window providing natural light

STEP OUTSIDE



Stepping outside to the front elevation, the property benefits from off-road parking for up to three vehicles, leading to a single garage fitted with electric light and power. The garage also provides convenient internal access to the utility room.

The principal garden is situated to the side elevation. This generous outdoor space enjoys a desirable south-westerly aspect and is well screened by mature natural hedging, creating a high degree of privacy. A stone-chipped seating area offers an ideal space for outdoor entertaining, with pedestrian access to the front elevation.

To the rear, there is a small enclosed patio area that provides a private and sheltered setting. Two storage sheds are included and will remain in situ.

INFORMATION

Postcode: NP26 3LF

Tenure: Freehold

Tax Band: E

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 pass the entrance to Manor Chase on the right-hand side and continue also passing the right-hand turn to Vinegar Hill and take a right turn into Dancing Hill. Take the second left turn into Millfield Park where the property is located within the last left hand cul de sac.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	81
(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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