



Kestrel Close

Offers over £475,000

- 5 Bedrooms | 4 Bathrooms | TARDIS-Sized | Annexe Potential | Approved Planning Permission
- Parking: Driveway for up to 7 standard cars or 4- 5 larger vehicles, plus a new detached garage measuring 19' x 10' (5.79m x 3.05m)
- Living Areas: Open-plan kitchen/diner (15'3" x 20'11" / 4.65m x 6.38m) featuring quartz worktops, granite tiles, underfloor heating, and a Velux-lit family room
- Utility: Space for washing machine and tumble dryer, pantry storage, and drinks station
- Downstairs: Bedroom 2 (converted garage) – 16'5" x 7'8" (5.00m x 2.34m) with adjacent modern shower room – 6'6" x 4'11" (1.98m x 1.50m)
- Upstairs: 3 further large bedrooms, 2 with en suites
- Bonus: Potential to create a self-contained annexe in the converted garage, plus approved planning permission to open the upstairs landing
- EPC Rating: D

 5  4  2

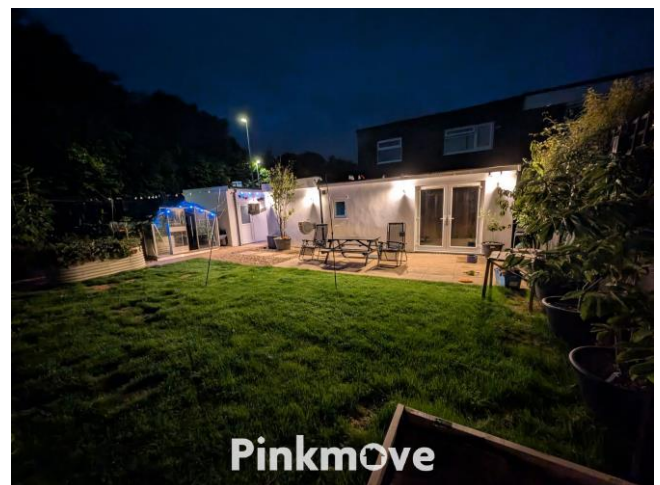
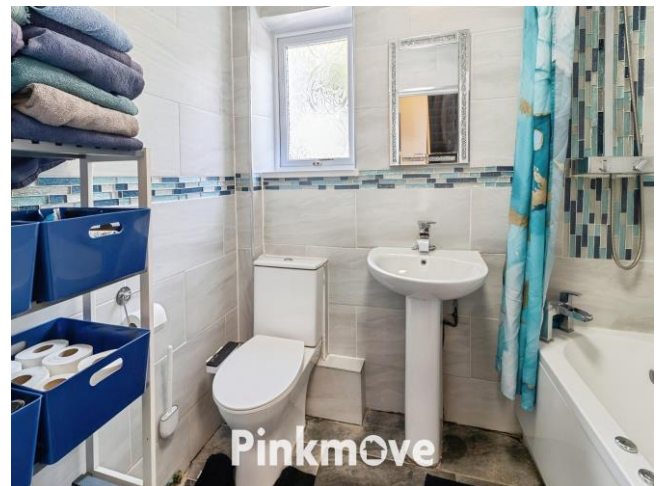
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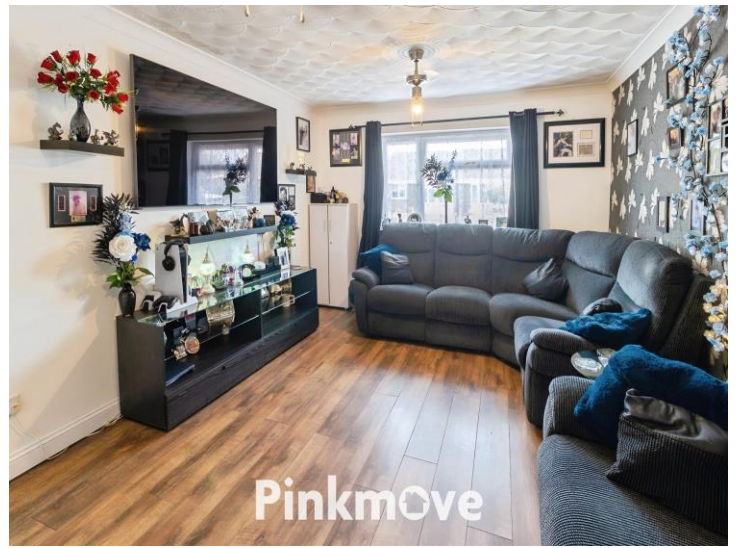
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About the property

Spacious five-bedroom semi-detached home in a quiet Caldicot cul-de-sac. Features include a large open-plan kitchen with quartz worktops and underfloor heating, four bathrooms (two en suite), and a private garden. Walking distance to schools, shops, with excellent transport links via the M4.





Accommodation

Living Room

16' 2" x 11' 6" (4.93m x 3.51m)

Family Bathroom

7' 3" x 5' 9" (2.21m x 1.75m)

Kitchen

15' 3" x 20' 11" (4.65m x 6.38m)
Max Measurements

Dining Room

10' x 14' (3.05m x 4.27m)

Downstairs Shower Room

6' 6" x 4' 11" (1.98m x 1.50m)

Garage

19' x 10' (5.79m x 3.05m)

Bedroom 1

17' 5" x 8' 10" (5.31m x 2.69m)

Bedroom 2

16' 5" x 7' 8" (5.00m x 2.34m)

Bedroom 3

12' 3" x 11' 1" (3.73m x 3.38m)

Bedroom 4

11' 9" x 11' 9" (3.58m x 3.58m)
Max Measurements

Bedroom 5

12' 2" x 8' 10" (3.71m x 2.69m)
Max Measurements

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Floorplan



Important Information

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