



Heol Sirhowy, Caldicot

£499,500

- Brand new 4 bedroom detached Show Home
- Flooring, curtains, blinds & light fittings included
- Upgraded kitchen with integrated appliances
- Luxury upgrades worth over £30,000
- Driveway and garage
- 10 year new-build warranty for your



 4  2  2



About the property

The Holden style home is a stunning four bedroom detached residence with a spacious open plan kitchen/dining room made light by a beautiful glass bay with French doors leading to the south facing garden. The bay fronted lounge is perfect for relaxing in and the study provides a handy work space. As this property is also a show home it has been upgraded with £30,000 of luxurious extras and is not to be missed. Also to the ground floor there is a cloaks/WC and a utility/laundry room.

To the upstairs you'll find an en-suite principal bedroom, three further doubles and a well-appointed family bathroom.

To the outside can be found the landscaped, Southerly facing ear garden, a garage and two vehicle driveway

Contact Peter Alan Chepstow Branch to book a viewing or to get further information.





Accommodation

Ground floor

- Hallway
- Cloaks/WC - 2545mm x 1593mm (8'4" x 5'2")
- Study - 2886mm x 2361mm (9'5" x 7'8")
- Lounge - 5802mm x 3728mm (19'0" x 12'2")
- Kitchen / Family / Dining - 6147mm x 4685mm (20'2" x 15'4")
- Utility - 2545mm x 1593mm (8'4" x 5'2")

First floor

- Landing
- Bedroom 1 - 4543mm x 3728mm (14'10" x 12'2")
- Ensuite 1 - 2190mm x 1390mm (7'2" x 4'6")
- Bedroom 2 - 4384mm x 3841mm (14'4" x 12'7")
- Bedroom 3 - 4073mm x 2886mm (13'4" x 9'5")
- Bedroom 4 - 3120mm x 2893mm (10'2" x 9'5")
- Bathroom - 2689mm x 2316mm (8'9" x 7'7")

Outside

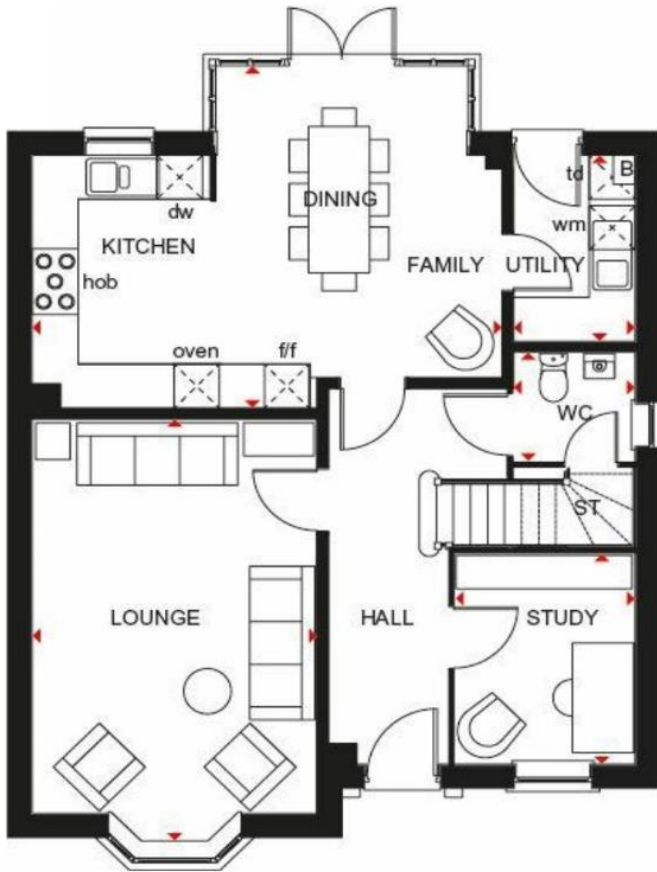
The property comes with a driveway providing off road parking leading to a single detached garage. At the rear of the property can be found the private rear garden with turfed lawn and gate providing side pedestrian access.

Agents Note

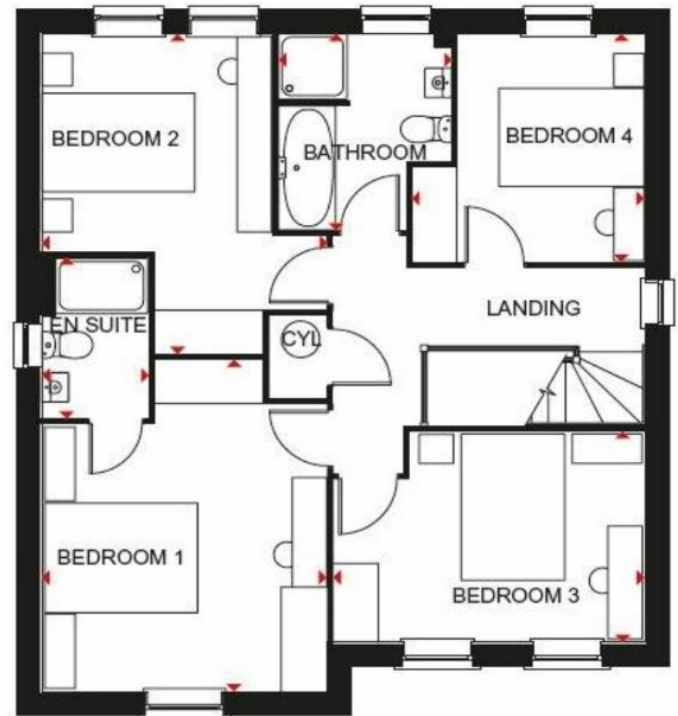
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Square footage is the total internal floor area of the home, measured from the internal face of blockwork, excluding the garage (if applicable) and any area with less than 1.5m clear headroom under sloping ceilings.

Floorplan



Ground Floor



First Floor

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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