

# H & H

HOUSE & HOME  
PROPERTY AGENTS



## Steepholme The Avenue

Caldicot, NP26 4AB

No onward chain £409,950





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## Description

Situated in this popular residential area the property is close to all the local amenities to be found in Caldicot. There are junior and comprehensive schools nearby and good range of local shops as well as two supermarkets. The historic Caldicot Castle is also a short distance away with acres of grounds of public open space. The market town of Chepstow is a short distance from Caldicot with its more attendant range of facilities. You will also find bus and rail links nearby, the A48, M48 and M4 motorway networks which bring Newport, Cardiff and Bristol within commuting distance.

## Reception Hall

Approached via open porch with outside sensor lighting. Wooden glazed door and side window. Coved and plain ceiling. Open under stairs storage area. Panelled radiator. Stairs to first floor landing. Door to kitchen. Door to Living room.

## Kitchen Breakfast Room

10'1" x 10'6" (3.083 x 3.211)

Fitted with a matching range of base and eye level storage units all with work surfaces and tile splash backs. One and half bowl sink and mixer tap set into work surface. Built in electric oven. Four ring electric hob with filter unit and light over. Built in undercounter fridge and freezer. Tiled floor. Panelled radiator. Wooden double glazed window to rear elevation. Door to utility room. Door to dining room.

## Utility Room

8'9" x 6'0" (2.678 x 1.850)

Coved and plain ceiling. Range of matching base units. Sink and mixer tap set in to work surface with tile

splash back. Plumbing and space for automatic washing machine. Tiled floor. Panelled radiator. Wooden double glazed window to side elevation. Door to rear hallway.

## Rear Hallway

Coved and plain ceiling. Built in cupboard and shoe store. Tiled floor. Glazed and panelled door to rear elevation. Door to ground floor W.C.

## Ground Floor W.C.

Coved an plain ceiling. Low level W.C. Pedestal wash hand basin. Tiled floor. Part tiling to walls. Panelled radiator. Opaque wooden double glazed window to side elevation.

## Dining Room

12'5" x 9'9" (3.802 x 2.987)

Coved and plain ceiling. Panelled radiator. Wooden double glazed door to rear elevation with covered seating area and steps to rear garden.

## Bay Fronted Living Room

18'5" max to bay x 13'0" (5.630 max to bay x 3.975)

Coved and plain ceiling. Attractive open fireplace with wooden surround, marble hearth and backplate. Two panelled radiators. Wooden double glazed bay window to front elevation.

## First Floor Stairs and Landing

Coved and plain ceiling. Access to loft inspection point with drop down ladder. Useful storage cupboard. Wooden double glazed window to side elevation. Doors off.

Tel: 01291 418418

### Bedroom One

14'2" x 13'0" (4.329 x 3.983)

Coved an plain ceiling. Walk in wardrobe. Panelled radiator. Wooden double glazed window to front elevation. Door to en-suite.

### En-Suite

Coved an plain ceiling. Wash hand basin set over large vanity storage unit. Shaver point. Step in enclosure with mains fed shower. Part tiling to walls. Panelled radiator. Opaque wooden double glazed window to front elevation.

### Bedroom Two

16'1" x 9'3" (4.925 x 2.844)

Coved and plain ceiling. Built in wardrobe. Panelled radiator. Window to front elevation.

### Bedroom Three

12'5" x 9'9" (3.807 x 2.986)

Coved and plain ceiling. Built in wardrobe. Panelled radiator. Window to rear elevation.

### Bedroom Four

8'11" x 8'10" (2.719 x 2.709)

Coved an plain ceiling. Panelled radiator. Wooden double glazed window to rear elevation.

### Shower Room

Coved and plain ceiling. Low level W.C. Pedestal wash hand basin. Shaver point. Bidet. Step in enclosure with shower. Walk in double enclosure with mains fed shower. Part tiling to walls. Anti slip flooring. Panelled radiator. Opaque wooden double glazed window to rear elevation.

### Integral Garage

Up and over door. Power points and lighting.

### Driveway

Block paved driveway with parking for two vehicles.

### Garden

A particular feature of the property is the most generous and private rear garden. Predominately laid to well maintained lawn with raised covered seating area and further terrace accessed from the rear hallway and dining room. There are also three large interconnected pigeon coops which will remain. Outside tap. Hedge and fence to boundary.

### Services

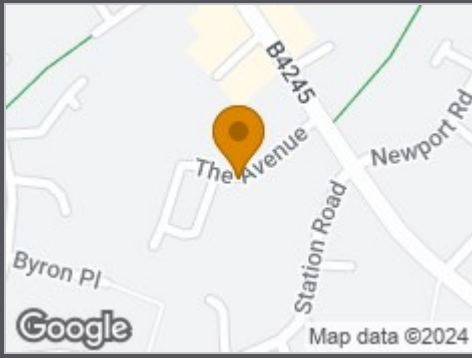
Council Tax Band - F

Tenure - Freehold





## Road Map



## Hybrid Map



## Terrain Map



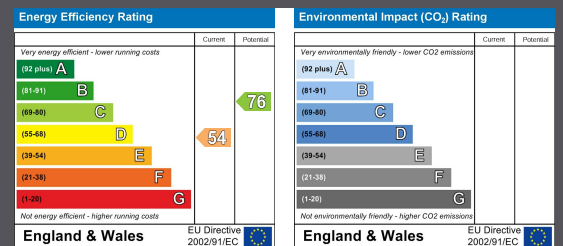
## Floor Plan



## Viewing

Please contact our House and Home Property Agents Office on 01291 418418 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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