

# H & H

HOUSE & HOME  
PROPERTY AGENTS



## 3 Avon Close

Caldicot, NP26 4NH

No onward chain £339,950



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## Description

Avon Close is a deceptively spacious semi-detached dormer bungalow. This property is being offered to the market with the added advantage of no onward chain, making it ready for immediate occupancy. The accommodation is both roomy and adaptable, spread across two floors. On the ground floor, you will discover a welcoming reception hall, a well-equipped kitchen, a dining room, a living room that leads into a conservatory, a third bedroom, and a stunning bathroom. Moving up to the first floor, you will find a generously sized primary bedroom complete with built-in wardrobes and an en-suite shower room. Additionally, there is a second guest bedroom, also featuring a built-in wardrobe. There is also a brand new (December 2023) Worcester 1000 30kw boiler with 5 year manufacturer warranty.

Outside, the property boasts a well-maintained garden of a good size at both the front and rear. Positioned at the rear of the property is a detached garage, accompanied by a driveway with parking space for two vehicles. Furthermore, there is ample room to create additional parking if required. Caldicot town centre is conveniently located just a short distance away, offering a variety of local convenience stores as well as two larger supermarkets. The area is also home to junior and secondary schools.

Transportation options are plentiful, with bus and rail links available in both Caldicot and Chepstow. In addition, the property benefits from excellent road and motorway networks, providing easy access to larger towns and cities for those who commute.

## Reception Hall

Approached via UPVC glazed door with complimentary side windows. Coving. Understairs storage cupboard. Stairs to first floor landing. Doors off.

## Kitchen

13'52 x 8'81 (3.96m x 2.44m)

Coving. Fitted with a matching range of base and eye level

storage units, all with granite effect work surfaces and tile splash backs. One and a half bowl stainless steel sink and mixer tap set into work surface. Built in double electric oven and grill. Five ring gas hob, set into work surface with tile splash back, extractor and lighting over. Plumbing and space for automatic washing machine and tumble dryer. Plumbing and space for dishwasher. Space for undercounter fridge. Tiled floor. Panelled radiator. UPVC double glazed window to rear elevation. UPVC double glazed and panelled door to rear elevation.

## Dining Room

10'96 x 9'91 (3.05m x 2.74m)

Coving. Panelled radiator. UPVC double glazed window to front elevation. Open to living room.

## Living Room

17'05 x 11'87 (5.31m x 3.61.80m)

Coving. Panelled radiator. Door to reception hall. UPVC double glazed sliding patio doors to conservatory.

## Conservatory

9'29 x 8'83 (2.74m x 2.44m)

Ceiling fan and light. Tiled floor. UPVC double glazed windows to all sides. UPVC double glazed french doors to rear garden.

## Bedroom Three

11'15 x 9'88 (3.35m x 2.74m)

Coving. Panelled radiator. UPVC double glazed window to front elevation.

## Bathroom

10'43 x 8'03 (3.05m x 2.51m)

Coving. Spacious bathroom with low level W.C. Wash hand basin and mixer tap set over vanity storage unit. Bath with mixer tap. Double walk in shower. Part tiling to walls. Tiled floor. Extractor fan. Panelled radiator. Opaque UPVC double glazed window to side elevation.

Tel: 01291 418418

## First Floor Stairs and Landing

Coving. Cupboard housing wall mounted gas combination boiler. Doors off.

## Primary Bedroom

17'05 max to door recess x 14'27 (5.31m max to door recess x 4.27m)

Coving. Two large built in wardrobes. Panelled radiator. Open to en-suite shower room.

## En-Suite Shower Room

Coving. White suite to include, low level W.C. Bidet. Pedestal wash hand basin. Step in enclosure with electric shower. Useful storage cupboard. Part tiling to walls. Extractor fan. Panelled radiator. Opaque UPVC double glazed window to front elevation.

## Bedroom Two

12'47 x 9'10 (3.66m x 3.00m)

Coving. Built in wardrobe. Panelled radiator. UPVC double glazed window to rear elevation.

## Gardens

The gardens of the property are both generous in size and well maintained. The front garden is mostly laid to lawn and has well-stocked beds and borders. These beds and borders are filled with a wide variety of maturing shrubs, trees, and bushes.

To access the rear garden, there is a footpath and gate located at the side of the property. The rear garden, like the front, is primarily laid to lawn and also features stocked beds and borders. This area provides ample space for outdoor activities and relaxation.

Additional features of the gardens include an outside tap and lighting, which are convenient for watering plants and illuminating the outdoor space during the evenings. There is also a gardeners W.C. Lastly, a garden shed will be included in the sale.

## Garage and Parking

Up and over door, power points and lighting. UPVC double glazed window to side elevation. Parking for two vehicles. Extra parking could easily be created should the need arise.

## Services

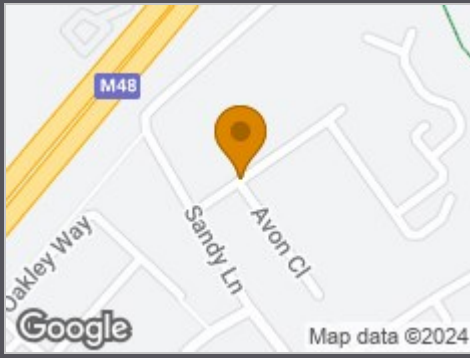
All mains services are connected.

## Council Tax Band - E

## Tenure - Freehold



## Road Map



## Hybrid Map



## Terrain Map



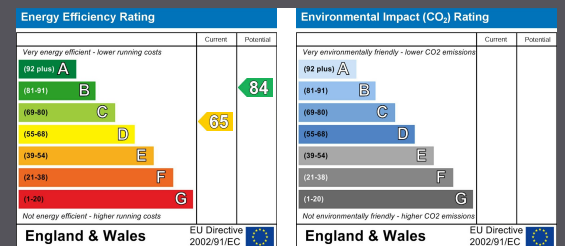
## Floor Plan



## 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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