

H & H

HOUSE & HOME
PROPERTY AGENTS



2 Roundbush Crescent

Caerwent, Caldicot, NP26 5AG

Offers based on £399,950



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Description

This spacious detached home is situated in a sought-after area on the outskirts of the charming village of Caerwent.

The property is set over two floors, with the ground floor featuring an inviting reception hall, kitchen breakfast room with an adjoining utility space, dining room, living room, study, and convenient ground floor W.C. Upstairs, a spacious landing leads to four bedrooms, including a primary complete with an en-suite shower room, along with a family bathroom.

The exterior boasts a well maintained garden and a driveway accessed through a five-bar gate, which leads to a separate garage. Overall, this is a delightful property in an excellent location.

The village itself offers a local store and a charming pub, perfect for enjoying a relaxing evening. If you require a wider range of amenities, the towns of Caldicot and Chepstow are just a short distance away. Commuters will appreciate the convenience of bus and rail services, as well as excellent road and motorway connections, allowing easy access to larger towns and cities.

Reception Hall

Approached via panelled door with double glazed inserts. Wooden flooring. Useful storage cupboard. Panelled radiator. Doors off.

Kitchen Breakfast Room

18'10 max to door recess x 9'08 (5.74m max to door recess x 2.95m)

Fitted with a modern range of base and eye level storage units all with granite effect work surfaces and complimentary upstands. Single drainer stainless steel sink and mixer tap set into work surface. Built in double fan assisted oven. Four ring gas hob set into work surface with glass splash back. Extractor hood and lighting over. Space for upright fridge freezer. Plumbing and space for dishwasher. Tile effect flooring. Panelled radiator. UPVC double glazed window to rear. Panelled and double glazed door to rear garden. Door to utility room.

Utility Room

5'10 x 5'10 (1.78m x 1.78m)

Base units with granite effect work surface. Plumbing and space for automatic washing machine. Wall mounted gas combination boiler. Extractor fan. Tile effect flooring.

Dining Room

12'02 x 9'02 (3.71m x 2.79m)

Wooden flooring. Panelled radiator. UPVC double glazed window to front elevation.

Living Room

15'06 x 11'01 (4.72m x 3.38m)

Wooden flooring. Two panelled radiators. UPVC double glazed window and UPVC double glazed french doors to rear.

Study

10'01 x 7 (3.07m x 2.13m)

Wooden flooring. Panelled radiator. UPVC double glazed window to front elevation.

Ground Floor W.C.

Low level W.C. with dual pushbutton flush. Pedestal wash hand basin with chrome mixer tap and tile splash back. Tile effect flooring. Extractor fan. Panelled radiator. Opaque UPVC double glazed window to side elevation.

First Floor Stairs and Landing

Access to loft inspection point. Panelled radiator. Doors off.

Bedroom One

11'10 x 9'08 (3.61m x 2.95m)

Range of fitted mirror fronted wardrobes. Panelled radiator. UPVC double glazed window to front elevation. Door to en-suite shower room.

En-Suite Shower Room

Low level W.C. with dual pushbutton flush. Pedestal wash hand basin with chrome mixer tap. Shaver point. Step in

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enclosure with mains fed shower. Part tiling to walls. Extractor fan. Tile effect flooring. Useful storage cupboard. Opaque UPVC double glazed window to front elevation.

Bedroom Two

14'08 x 9'03 (4.47m x 2.82m)

Range of fitted mirror fronted wardrobes. Panelled radiator. UPVC double glazed window to front elevation.

Bedroom Three

10 x 9'08 (3.05m x 2.95m)

Panelled radiator. UPVC double glazed window to rear elevation.

Bedroom Four

9 max x 8'09 (2.74m max x 2.67m)

Panelled radiator. UPVC double glazed window to rear elevation.

Bathroom

Low level W.C. with dual pushbutton flush. Pedestal wash hand basin with chrome mixer tap and tile splash back. Bath with chrome mixer tap, shower attachment and shower screen. Extractor fan. Part tiling to walls. Tile effect flooring. Opaque UPVC double glazed window to rear elevation.

Garden

To the front elevation wrought iron railing and gate with box

hedging. To the rear, paved seating area with the remainder of the garden being laid to lawn. Fence to boundary. Gate to driveway.

Garage and Parking

Approached via a five bar gate with parking for two vehicles leading to the detached garage with up and over door, power points and lighting.

Material Information

Tenure - Freehold

Council Tax Band - F

Mains gas. Mains electricity. Mains water. Mains drainage.

We are informed the property is standard construction.

Broadband and mobile coverage.

Please check the Ofcom website for broadband and mobile coverage: <https://checker.ofcom.org.uk/>



Road Map



Hybrid Map



Terrain Map



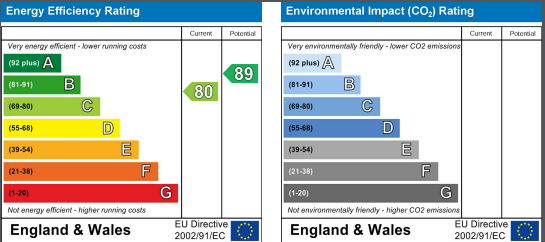
Floor Plan



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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