

H & H

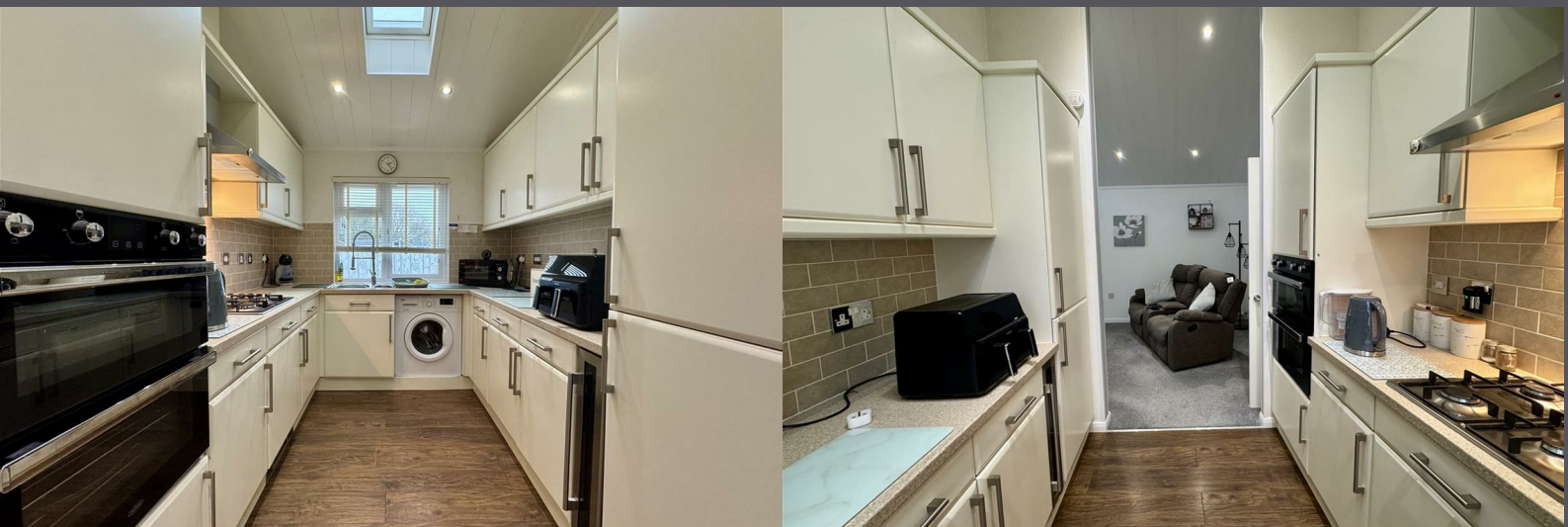
HOUSE & HOME
PROPERTY AGENTS



27 St Pierre Park

Portskewett, Caldicot, NP26 5TT

£184,950



27 St Pierre Park

Portskewett, Caldicot, NP26 5TT

£184,950



Description

This stunningly presented and meticulously maintained lodge home is simply a must-see. A convenient ramp leads to the entrance door and the inviting veranda. Inside, you'll find a cosy dining area, a living room with French doors opening onto the veranda, and a well-appointed kitchen, all featuring impressive vaulted ceilings. The inner hallway guides you to the spacious main bedroom, complete with fitted wardrobes, a dressing area, and an en-suite shower room. Additionally, there is a comfortable double guest bedroom and a shower room accessible from the hallway. BRAND NEW BOILER INTSALLED IN DECEMBER 2024

Outside, the property offers ample off-road parking for 2-3 vehicles and well-kept gardens. Nestled within the desirable and gated community of St Pierre Park, viewing is highly recommended.

A bus stop is conveniently located near the entrance of the development, while the nearby towns of Caldicot and Chepstow, just a short drive away, provide a wealth of amenities. You'll also benefit from accessible bus and rail services, along with excellent road and motorway connections that make reaching larger towns, cities and regional airports effortless.

Dining Area

9'11 x 7'03 (3.02m x 2.21m)

Approached via UPVC double glazed door. Inset spotlighting to vaulted ceiling. Good quality wood effect flooring. Panelled radiator. Full height UPVC double glazed window over looking the veranda and full Height UPVC double glazed window to side. Open to living area.

Living Area

15'08 x 9'05 (4.78m x 2.87m)

Inset spotlighting to vaulted ceiling. Panelled radiator. Full height UPVC double glazed windows to front and side elevations. UPVC double glazed french doors to veranda. Open to kitchen. Door to inner hallway.

Kitchen

9'04 x 8 (2.84m x 2.44m)

Inset spotlighting to vaulted ceiling. Fitted with a matching range of base and eye level storage units all with granite effect work surfaces and tile splash backs. One and half bowl stainless steel sink and flexi swan neck mixer tap. Built in electric double oven with grill. Four ring gas hob set into work surface with tile splash back extractor hood and lighting over. Integrated fridge freezer. Wine cooler. Washer machine. Good quality wood effect flooring. UPVC double glazed window to side elevation.

Inner Hallway

Doors off.

Bedroom One

10'09 x 9'08 (3.28m x 2.95m)

Range of fitted bedroom furniture to remain. Panelled radiator. UPVC double glazed window to side elevation. Open to dressing area.

Dressing Area

3'11 x 3'07 (1.19m x 1.09m)

Mirror fronted wardrobe. Door to en-suite shower room.

Tel: 01291 418418

En-Suite Shower Room

Low level W.C. with dual push button flush. Wash hand basin with chrome mixer tap set over vanity storage unit. Mirror and light over. Shaver point. Step in enclosure with mains fed shower. Chrome towel radiator. Extractor fan. Tiled floor. Opaque UPVC double glazed window to side elevation.

Bedroom Two

11'06 max x 9'05 (3.51m max x 2.87m)

Range of fitted bedroom furniture to remain. Cupboard housing wall mounted LPG combination boiler. Panelled radiator. Opaque UPVC double glazed window to side elevation.

Shower Room

Low level W.C. with dual push button flush. Wash hand basin with chrome mixer tap set over vanity storage unit. Mirror and light over. Step in enclosure with mains fed shower. Chrome towel radiator. Extractor fan. Fully tiled walls. Tiled floor. Opaque UPVC double glazed window to side elevation.

Veranda

There is a ramp access at the side of the property that

leads to the front door and the veranda. The veranda has outside lighting and french doors to the living area.

Garden

Outside tap. Large wrap around garden with well maintained lawn and hedge.

The lawn and hedges are maintained and cut by the site owner.

Parking

Off road parking for 2-3 vehicles depending on size.

Material Information

Council tax band - B

Tenure - Leasehold

Service Charges - £281.22 PCM Assessed annually in September.

LPG central heating. Mains electricity. Private drainage. Broadband and mobile coverage.

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



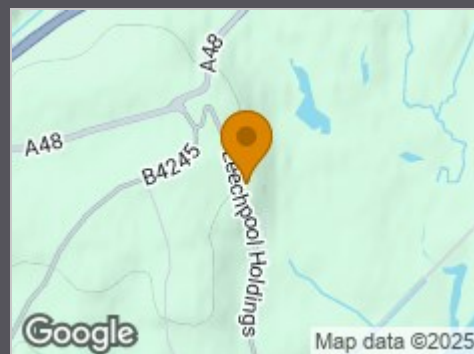
Road Map



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.