

# H & H

HOUSE & HOME  
PROPERTY AGENTS



## 58 The Close

Portskewett, Caldicot, NP26 5SW

£330,000





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## Description

Tastefully extended to the rear and well presented throughout, this property is a must-see. The ground floor features a welcoming reception hall, kitchen dining room, spacious living room and a charming sitting room with vaulted ceiling and french doors leading to the rear garden. Additionally, there is a fourth bedroom or study and a convenient W.C. Upstairs, the first floor offers three well-proportioned bedrooms and a family bathroom. The front of the property provides off-road parking for two vehicles, while the generous, private rear garden enjoys plenty of sunshine.

The charming village of Portskewett has a local convenience store, a popular pub, and a highly sought-after junior school. For a wider range of amenities, the larger towns of Caldicot and Chepstow are just a short distance away. Additionally, excellent bus, rail, and motorway connections are easily accessible, making it convenient to commute to larger towns and cities.

## Reception Hall

Approached via UPVC double glazed and panelled door. Inset spotlighting. Tiled floor. Panelled radiator. Stairs to first floor landing. Door to living room and kitchen.

## Kitchen Dining Room

18'11 x 9'06 (5.77m x 2.90m)

The kitchen area is fitted with a matching range of base and eye level storage units all with granite effect work surfaces and tiled splash backs. Single drainer stainless steel sink and mixer tap set into work surface. Built in fan assisted electric oven. Four ring gas hob with glass

splash back, filter unit and light over. Plumbing and space for dishwasher. Pantry. Tiled floor. Panelled radiator. Door to rear hallway. Open to living room and sitting room.

## Living Room

12'05 x 12'07 (3.78m x 3.84m)

Coving. Feature fireplace. Tiled floor. Panelled radiator. UPVC double glazed window to front elevation.

## Sitting Room

15'02 x 11'10 (4.62m x 3.61m)

Superb addition with vaulted ceiling with inset spotlighting. Tiled floor. Two double glazed Velux roof windows. UPVC double glazed french doors and windows to rear elevation.

## Rear Hallway

Tiled floor. UPVC double glazed and panelled door to rear elevation. Door to bedroom four/study.

## Bedroom Four/Study

Two UPVC double glazed windows to front elevation. Door to ground floor W.C.

## Ground Floor W.C.

Low level W.C. Tiled floor. UPVC double glazed windows to rear elevation.

## First floor Stairs and Landing

Access to loft inspection point housing wall mounted gas combination boiler. Painted wooden floor boards. Cupboard. Panelled radiator. Opaque UPVC double glazed window to side elevation. Doors off.

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### Bedroom One

13'04 x 9'10 (4.06m x 3.00m)

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

### Bedroom Two

12'08 x 8'09 (3.86m x 2.67m)

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

### Bedroom Three

8'08 x 8' (2.64m x 2.44m)

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

### Bathroom

Inset spotlighting. Low level W.C. Wash hand basin with chrome mixer tap set over vanity storage unit. Bath with chrome mixer tap, electric shower and screen over. Part tiling to walls. Extractor fan. Panelled radiator. Opaque UPVC double glazed window to side elevation.

### Parking

Off road parking for two vehicles to front elevation.

### Garden

The spacious rear gardens offer a private and sunny retreat. They feature a full-width seating area, a covered BBQ and seating space, and a well-maintained level lawn. The boundaries are fenced for added privacy, and the garden includes an outdoor tap and lighting. A garden shed is also included. The far end of the garden backs onto a public open space, enhancing the sense of openness.

### Material Information

Tenure - Freehold

Council Tax Band - D

Mains gas. Mains electricity. Mains water. Mains drainage. Solar Panels.

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



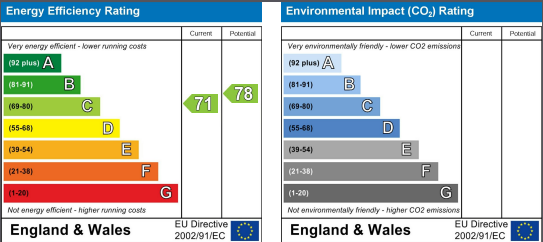
Floor Plan



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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