

H & H

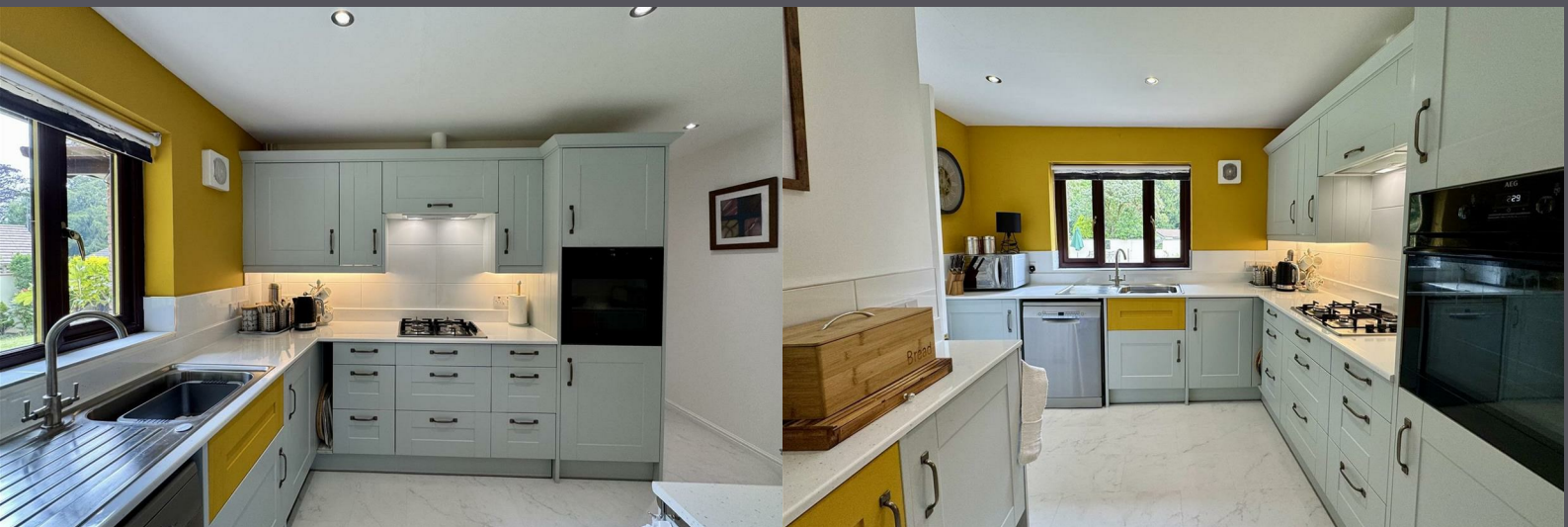
HOUSE & HOME
PROPERTY AGENTS



24 Treetops

Portskewett, Caldicot, NP26 5SQ

£464,950



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Description

This beautifully presented, heritage-style detached bungalow is located within a sought-after development, tucked away in a quiet cul-de-sac. The accommodation offers a spacious and welcoming layout, including a modern kitchen with separate utility area, a dining room, and a comfortable living room with a wood-burning. The principal bedroom benefits from an en-suite bathroom, while two additional bedrooms, both with fitted wardrobes, are served by a contemporary shower room. Outside, the property boasts well-maintained gardens to both the front and rear, with the rear garden enjoying a private and sunny outlook. An attached garage provides potential for conversion to additional living space, and a private driveway offers off-road parking.

The charming village of Portskewett has a local convenience store 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 with complimentary side screen. Coving. Good quality wood effect flooring. Useful storage cupboard. Doors off.

Kitchen

11'04 max x 11'10 max (3.45m max x 3.61m max)
Inset spotlighting to plain ceiling. The kitchen is fitted with a matching range of base and eye level storage units and granite effect work surfaces with complimentary upstands and tile splash backs. Single

drainer stainless steel sink and mixer tap set in to work surface. Four ring gas hob set into work surface with extractor and lighting over. Built in fan assisted electric oven. Plumbing and space for dishwasher. Good quality tile effect flooring. Panelled radiator. UPVC double glazed window to rear elevation. Door to utility room.

Utility Room

Inset spotlighting to plain ceiling. Base unit with granite effect work surface with complementary upstand and tile splash back. Stainless steel sink and mixer tap set into work surface. Space for fridge freezer. Good quality tile effect flooring. Contemporary style radiator. UPVC double glazed and panelled door plus window to rear garden. Door to garage.

Dining Room

11'06 x 9'02 max (3.51m x 2.79m max)
Coving. Panelled radiator. UPVC double glazed sliding doors to rear garden.

Living Room

15'06 x 11'03 (4.72m x 3.43m)
Coving and inset spotlighting to plain ceiling. Inset wrought iron wood burner with floating oak lintel over. Bespoke book shelf and display to chimney recess. Contemporary style radiator. UPVC double glazed window to front elevation.

Bedroom One

13'02 max to door recess x 11'02 (4.01m max to door recess x 3.40m)
Coving. Panelled radiator. UPVC double glazed window to front elevation. Door to en-suite bathroom.

Tel: 01291 418418

En-Suite Bathroom

Low level W.C. Wash hand basin and chrome mixer tap set over vanity storage. Mirrored cabinet with lighting over. Bath with chrome mixer tap and rainwater head shower plus separate shower attachment over. Full tiling to walls. Tiled floor. Chrome towel radiator. Opaque UPVC double glazed window to side elevation.

Bedroom Two

11'02 x 9'10 (3.40m x 3.00m)

Fitted wardrobes. Panelled radiator. UPVC double glazed window to rear elevation.

Bedroom Three

9'11 x 8'04 (3.02m x 2.54m)

Fitted wardrobes. Panelled radiator. UPVC double glazed window to front elevation.

Shower Room

Low level W.C. Wash hand basin and chrome mixer tap set over vanity storage. Mirrored cabinet with lighting. Corner step in enclosure with rainwater head shower plus separate shower attachment. Full tiling to walls. Good quality tile effect floor. Chrome towel radiator. Opaque UPVC double glazed window to rear elevation.

Garden

At the front, there is a well-maintained lawn plus maturing shrubs, PIR lighting, with a footpath and side gate providing access to the spacious rear garden. The rear garden is attractively landscaped, offering a sunny and private setting. It features a generous, well-kept lawn, two raised paved seating areas, and well-stocked beds and borders. Additionally, there is an outside tap two electric sockets and PIR lighting, with fences and walls defining the boundary.

Garage and Parking

17'01 x 9'04

Remote electric roller door. Power points and lighting. Personal door to utility room. Driveway to front.

Material Information

Council Tax Band - F

Tenure - Freehold

We are informed the property is of standard construction.

Mains electricity. Mains gas. Mains water. Mains 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



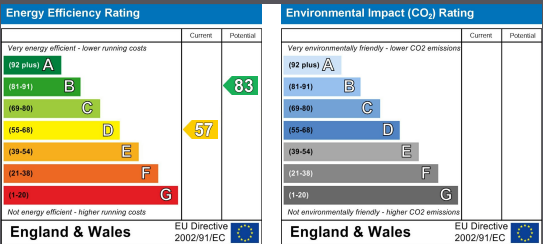
Floor Plan



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



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