

H & H

HOUSE & HOME
PROPERTY AGENTS



10 Gray Hill View,
Portskewett, Caldicot, NP26 5SD

£349,950



10 Gray Hill View, Portskewett, Caldicot, NP26 5SD £349,950



Description

This deceptively spacious and thoughtfully extended semi-detached property is located in a highly desirable and convenient area. The house is set over two floors, with the ground floor comprising of a welcoming reception hall, well-equipped kitchen, cosy breakfast room, comfortable living room, bright conservatory, versatile study/bedroom four and luxurious primary bedroom with an en-suite showroom. On the first floor, there are two generously sized double bedrooms and a family bathroom.

Outside, there is a large block paved driveway that provides ample parking space and even has room for a motor home or caravan. The rear gardens are of a manageable size, well maintained, and offer a good degree of privacy.

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 door, Coving. Understairs storage cupboard. Wood effect flooring. Panelled radiator. Turn stairs to first floor landing. Doors off.

Breakfast Room

10'3" x 6'10" (3.14 x 2.09)

Coving. Breakfast bar. Matching high gloss contemporary style matching range of base and eye level storage units. Space for fridge freezer. Cupboard

housing wall mounted gas combination boiler. Wood effect flooring. Panelled radiator. Open to kitchen.

Kitchen

10'2" x 8'2" (3.12 x 2.50)

Fitted with a matching range of Walnut wood fronted base and eye level storage units all with Maia work tops. One and half bowl sink and mixer tap set into work surface. Built in fan assisted electric double oven with space for microwave over. Integrated dishwasher. Plumbing and space for automatic washing machine and space for tumble dryer. Ceramic tiling to floor. UPVC double glazed window to rear elevation. Open to conservatory.

Conservatory

11'3" x 7'11" (3.43 x 2.42)

UPVC double glazed and walled conservatory. Ceramic tiling to floor. Panelled radiator. UPVC double glazed french doors to rear garden. Open to living room.

Living Room

15'6" x 10'3" (4.74 x 3.14)

Coving. Feature fireplace with warm air electric heater inset. Panelled radiator.

Study/Bedroom Four

9'1" x 8'1" (2.77 x 2.48)

Panelled radiator. UPVC double glazed window to front elevation.

Primary Bedroom

13'5" x 8'6" I-shaped measurement (4.10 x 2.61 I-shaped measurement)

Vaulted ceiling with inset spotlighting and Velux roof

window. Access to loft inspection point. Range of fitted wardrobes. Panelled radiator. UPVC double glazed window to front elevation. Door to en-suite shower room.

En-Suite Shower Room

Inset spotlighting and extractor to ceiling. Low level W.C with dual push button flush. Pedestal wash hand basin. Double enclosure with mains fed shower. Full tiling to walls. Tiled floor. Towel radiator. Door to reception hall.

First Floor Stairs and Landing

Doors off.

Bedroom Two

14'0" min x 8'2" (4.29 min x 2.50)

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

Bedroom Three

14'3" x 9'1" (4.36 x 2.77)

Storage cupboard. Panelled radiator. Two Velux roof windows to rear elevation.

Bathroom

White suite to include; low level W.C. Pedestal wash hand basin. Bath with glazed screen and electric shower over. Part tiling to walls. Wood effect flooring. Panelled radiator.

Gardens

To the front elevation, well maintained and stocked bed and borders. To the rear, a pleasant manageable garden with full width sun terrace and lawn area. Productive plumb and apple tree. Stocked beds and borders. Garden sheds and greenhouse to remain. Fence to boundary.

Driveway

Block paved driveway with parking for approximately 6 vehicles depending on size.

Services

All mains services are connected.

Tenure - Freehold

Council Tax Band - D



Road Map



Hybrid Map



Terrain Map



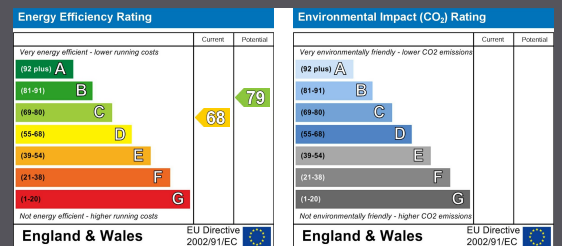
Floor Plan



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.