



Crick, Caldicot

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- Four Double Bedrooms
- Master Bedroom En-Suite
- Cloakroom
- Kitchen & Utility Room
- Garage
- Detached
- Family Bathroom
- Four Reception Rooms
- Solar Panels Providing Substantial Benefit
- Annex

OPEN DAY: SUNDAY 18th JANUARY 11am-1pm. Viewings are also available on other days. We are delighted to offer this beautifully presented detached four bedroom property situated in Crick. NO ONWARD CHAIN. The property is extremely spacious and offers four reception rooms. The vendors have made many improvements to the property and an internal inspection is highly recommended. From the moment you walk into the property you will be impressed by the space and flexibility the property offers.

On the first floor there is a generous landing and sitting area. The bedrooms and family bathroom lead off the landing. The master bedroom has built in wardrobes and an a substantial ensuite bathroom. All the bedrooms are of a good size. The first floor measures approximately 1013 sq. ft (94.1 sq. m)

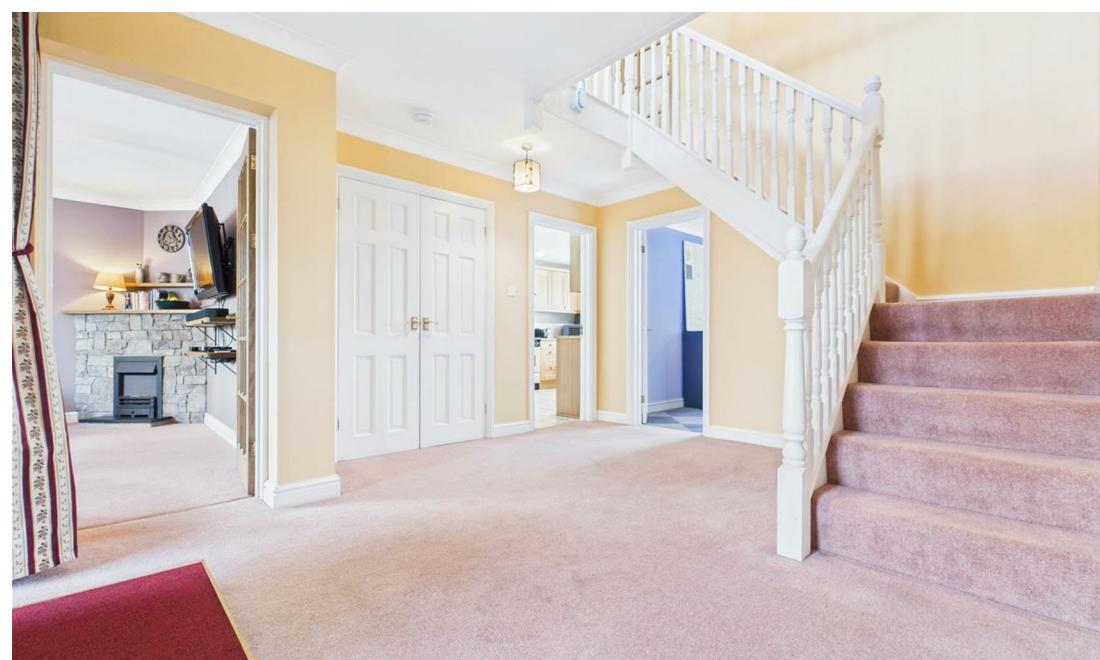
On the ground floor there is a cloakroom, lounge, family room, dining room and a study. The spacious kitchen can also be found with a utility room leading off. The lounge has a fitted wood burner and views towards the landscaped rear garden. The ground floor measures approximately 1601 sq. ft. (148.7 sq. m)

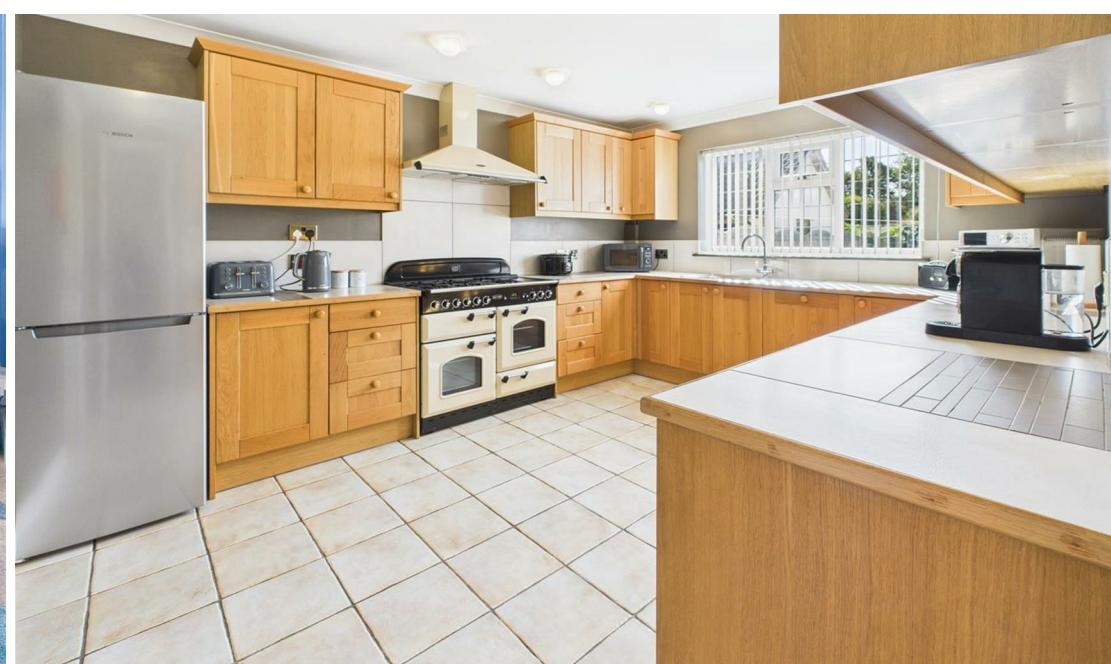
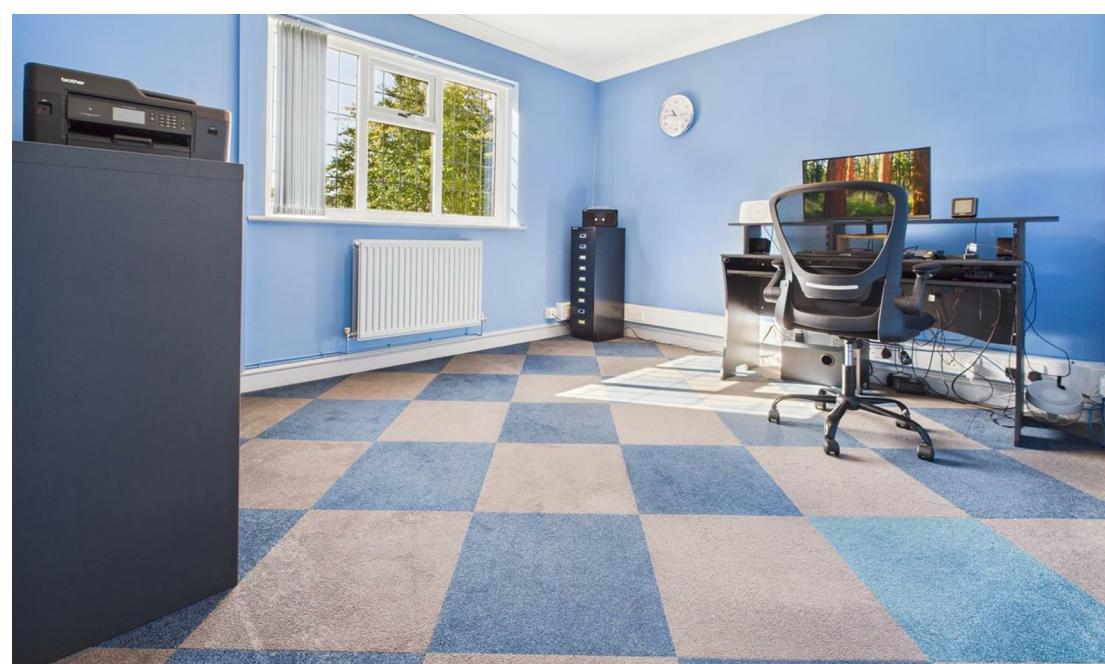
The access to the property is via a driveway leading to a gate where there is further off road parking for numerous vehicles. There is a garage with a remote control door. The garage has power and light and also an attic for storage. Adjacent to the garage is an annex offering much potential. Currently this building is being used for storage but subject to planning it could make an ideal office, gym, studio or granny annex.

The attractive rear garden is substantial and landscaped. There are fruit trees and a shingled pathway leading to a garden sun room. The garden is predominately laid to lawn with patio areas for a table and seating. There are also flower borders with a variety of shrubs and plants.

Further benefits to the property include solar panels which are owned and will be transferred to the new owners. The solar panels provide an exceptional saving

Price: £565,000

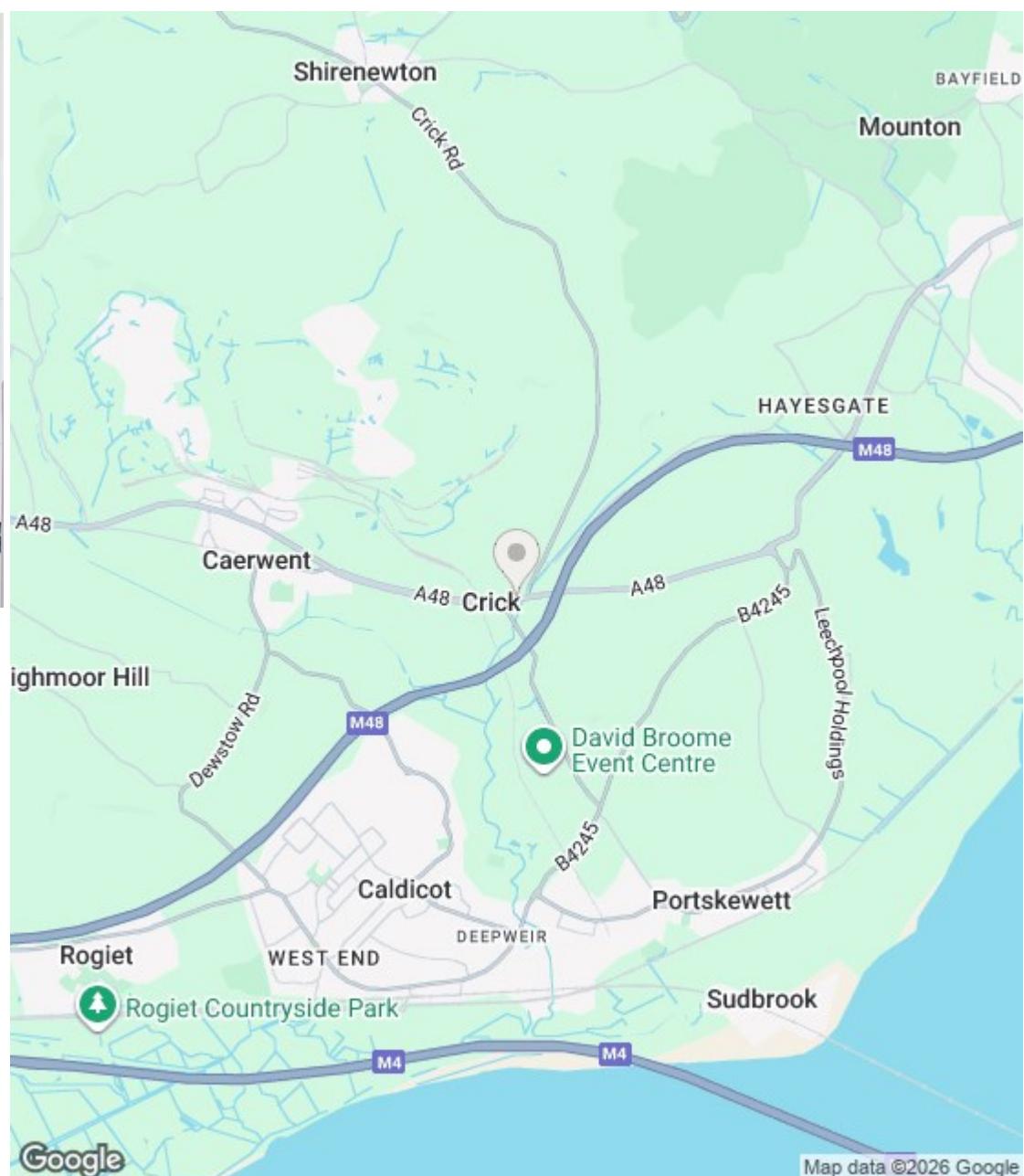






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

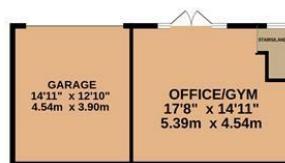
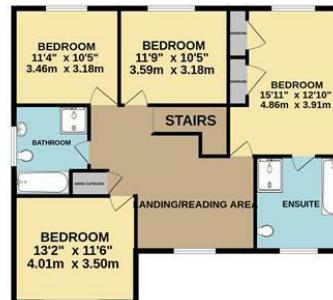
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
1601 sq.ft. (148.7 sq.m.) approx.



1ST FLOOR
1013 sq.ft. (94.1 sq.m.) approx.



TOTAL FLOOR AREA: 2614 sq.ft. (242.8 sq.m.) approx.

Whilst every care has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and other features are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be treated as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given.
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