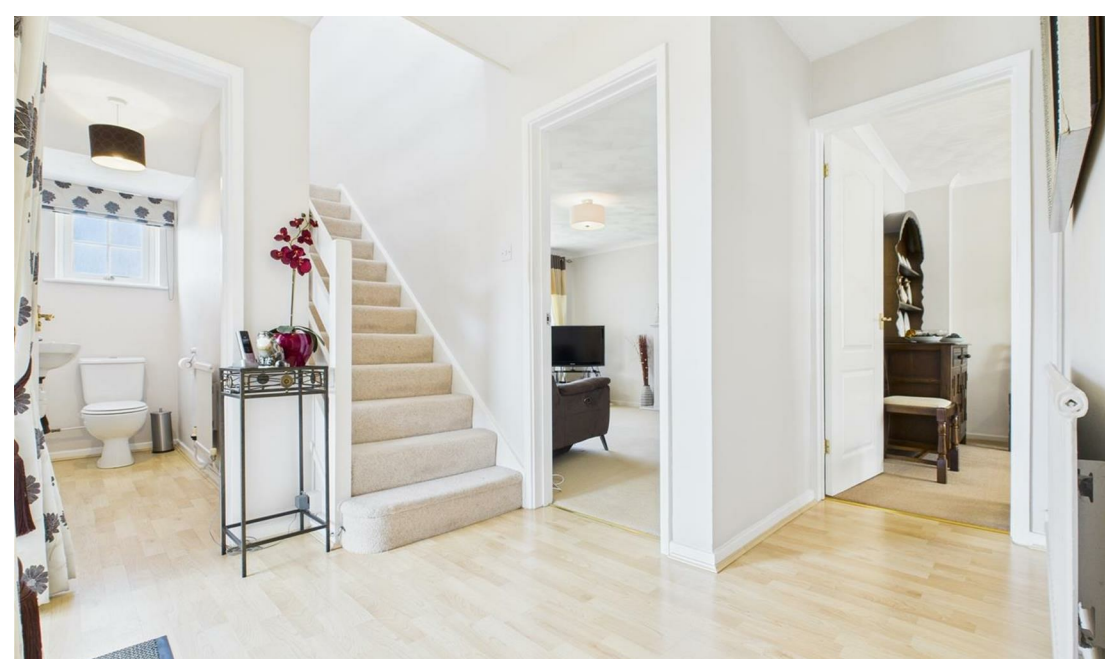




Wentwood View, Caldicot

4  2  2  C 

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- Detached
- Two Reception Rooms
- Conservatory
- Utility Room
- Landscaped Gardens
- Four Bedrooms
- Spacious Study/ Bedroom 5
- Kitchen
- Cloakroom
- Off Road Parking for several vehicles

OPEN DAY: SATURDAY 10TH JANUARY. 1pm-3pm . Please call to arrange a viewing. Viewings are also available on other days. NO ONWARD CHAIN. We are delighted to offer this beautifully presented detached four bedroom property situated in Caldicot. The property has been extended and renovated by the present owners and provides spacious family accommodation. There is no onward chain and viewing is highly recommended. This property offers flexibility as there is a spacious study on the ground floor which could be a 5th bedroom if required.

The property benefits from four good sized bedrooms to the first floor and a family bathroom. On the ground floor there is a generous hallway, cloakroom, two reception rooms and an expansive conservatory with views towards the rear garden. The kitchen is smart and contemporary and there s a separate utility room.

The attractive rear garden has been landscaped and has a stone laid patio where there is plenty of room to sit and enjoy the well tendered garden. There is ample off road parking for several vehicles.

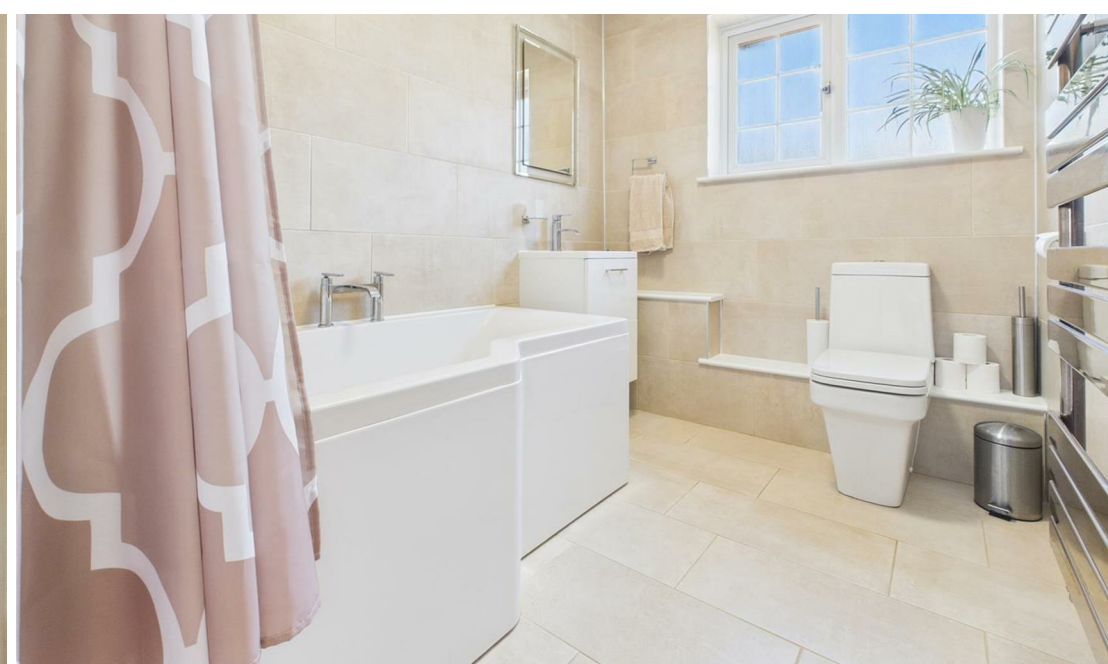
The property is located in Caldicot where there are many beautiful walks to enjoy. Caldicot Castle and Country Park is nearby. The area has many amenities close by including primary and secondary schools.

There is a good selection of shops including supermarkets. The area has good transport links with Caldicot and Severn Tunnel Junction Railway stations within easy access. Chepstow is within 6 miles and there are road links to the M48, M4, Bristol and Cardiff.



Price: £459,950







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	73	
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



CONSERVATORY
13'4" x 12'10"
4.07m x 3.90m

UTILITY ROOM
11'10" x 4'11"
3.60m x 1.50m

HALLWAY

FAMILY ROOM/STUDY
15'5" x 9'4"
4.70m x 2.84m

KITCHEN
11'2" x 9'10"
3.41m x 2.99m

DINING/SITTING ROOM
14'9" x 8'10"
4.49m x 2.69m

ENTRANCE HALL

STORM PORCH

LOUNGE
14'2" x 12'6"
4.33m x 3.80m

STAIRS

BEDROOM
11'4" x 9'4"
3.45m x 2.85m

BEDROOM
10'3" x 7'7"
3.13m x 2.30m

BEDROOM
13'3" x 8'9"
4.03m x 2.67m

BATHROOM

WARDROBE WARDROBE WARDROBE WARDROBE WARDROBE

BEDROOM
13'5" x 12'6"
4.08m x 3.80m

LANDING

STAIRS

LANDING

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

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