

4 Lawrence Court Caerwent Caldicot



IMPRESSIVE DETACHED HOME OFFERING EXCEPTIONAL ACCOMMODATION

- HIGHLY SOUGHT AFTER AND CONVENIENT LOCATION.
- LARGE ACCOMMODATION EXTENDING TO OVER 2500 SQUARE FEET.
- SET IN SUPERB LANDSCAPED GARDENS
- TWO RECEPTION ROOMS AND GARDEN ROOM
- FITTED KITCHEN/BREAKFAST ROOM AND SPACIOUS UTILITY.
- FIVE DOUBLE BEDROOMS AND STUDY/BEDROOM SIX.
- EN SUITE AND TWO FAMILY BATHROOMS
- GENEROUS DRIVEWAY AND DOUBLE GARAGE
- SUPERBLY PRESENTED THROUGHOUT.
- MUST BE VIEWED.

£450,000

4 Lawrence Court, Caerwent, NP26 5NX.

Introduction

Nuttall Parker are delighted to offer for sale this outstanding five bedroom detached home. The property is located in a highly sought after location within easy reach of local amenities and road communications.

The property offers exceptionally spacious and well equipped accommodation providing a floor area in excess of 2500 square feet. The current vendors have presented the property to a very high standard and landscaped the rear garden which enjoys decked sitting areas, borders stocked with a variety of shrubs and trees and attractive lawn. To the front of the property is a good sized paved driveway proving excellent off road parking and access to the integral garage.

The ground floor accommodation extends to spacious hallway, lounge with double entrance doors, cloakroom, dining room with French doors to impressive garden room, fitted kitchen/breakfast room and large fitted utility room. At first floor level there is a generous landing, principal bedroom with en suite, three further double bedrooms and luxury family bathroom. At second floor level there is a landing double bedroom five, bathroom and study/bedroom six.

The property benefits from UPVC double glazing, gas central heating and is of Freehold tenure. An early appointment to view is strongly recommended to appreciate the size and quality of accommodation offered.

This comprises in greater detail:-

Ground floor

Hallway 19'7" x 6'9" plus alcove (5.98m x 2.08m plus alcove)

UPVC double glazed entrance door with UPVC double glazed side window, central heating radiator, coved ceiling, feature tiled floor, stairs to first floor accommodation.

Cloakroom

Tiled floor, pedestal wash hand basin with tiled splash back, low level W.C, central heating radiator, UPVC double glazed window, ventilation fan, coved ceiling.

Lounge 18'2" x 13'0" (5.56m x 3.98)

Laminated wood effect flooring, tv aerial point, feature central fireplace with living flame gas fire, central heating radiator, UPVC double glazed window to front, coved ceiling.

Dining room 12'11" x 10'7" (3.95m x 3.24)

Oak flooring, coved ceiling, central heating radiator, UPVC double glazed windows and UPVC double glazed French doors opening into garden room.

Garden room 13'3" x 11'8" (4.05m x 3.58m)

UPVC double glazed windows, oak flooring, inset ceiling spots, UPVC double glazed French doors to sun deck.

Kitchen/breakfast 13'4" x 12'11" (4.07m x 3.95m)

Impressive range of wall and base units with oak work surfaces, Corian moulded sink and drainer including Corian window sill, integrated dish washer, space for American fridge/freezer, wine fridge to remain, central heating radiator, Rangemaster cooking range with glass and stainless steel filter hood above, inset LED spotlights, ventilation fan, UPVC double glazed window to rear, door to utility room.

Utility 8'11" x 7'0" (2.72m x 2.14m)

Comprehensive range of wall and base units with round edged work surfaces, inset stainless steel sink and drainer with swivel mixer tap, tiled floor, central heating radiator, UPVC double glazed window to rear, UPVC double glazed door to outside, ventilation fan, plumbing for washing machine.

First floor

Landing

Generous space with feature staircase to second floor and double glazed roof window.

Principal bedroom 13'9" x 13'0" (4.20m x 3.97m)

UPVC double glazed window to rear, central heating radiator, television aerial point, laminated wood effect flooring, built in wardrobes.

En suite 7'1" x 6'5" (2.18m x 1.97m)

Pedestal wash hand basin with tiled splash back, low level W.C, UPVC double glazed window, tiled shower with thermostatic fitting, ventilation fan.

Bedroom 2 16'1" x 12'10" (4.91m x 3.93m)

UPVC double glazed window to front, central heating radiator, central heating radiator, laminated wood effect flooring, coved ceiling, built in wardrobe.

Bedroom 3 12'10" x 12'8" (3.93m x 3.87m)

Laminated wood effect flooring, UPVC double glazed window to rear, coved ceiling, built in double wardrobe.

Bedroom 4 13'9" x 10'3" (4.21m x 3.13m)

Built in double wardrobe, central heating radiator, laminated wood effect flooring, UPVC double glazed window to front, coved ceiling.

Luxury bathroom 8'11" x 10'3" (2.73m x 3.13m)

Large whirlpool bath with water fall mixer tap, shower cubicle with daisy head and hand held fittings, pedestal wash hand basin, low level W.C, chrome towel radiator, UPVC double glazed window to rear.

First floor**Landing**

Doors opening to:-

Bedroom 5 15'10" x 13'6" plus alcove (4.83m x 4.14m plus alcove)

Laminated wood effect flooring, two double glazed velux windows, access to roof space.

Study/bedroom 6 14'2" x 7'4" plus alcove (4.33m x 2.25 plus alcove)

Laminated wood effect flooring, two double glazed roof windows, coved ceiling.

Bathroom 10'2" x 5'10" (3.12m x 1.80m)

Panel bath with tiled surround, low level W.C, central heating radiator, ventilation fan, pedestal wash hand basin with mono block mixer tap.

Outside

To the front of the property is a large paved driveway providing off road parking and access to the integral double garage.

Garage 5m x 4.22m Electric door, power and light.

To the rear is a beautifully landscaped garden with area laid to lawn, decked sitting areas, pergola, feature borders stocked with shrubs and trees and corner pond.

Services

All main services are available to the property.

Tenure

We are advised that the property is Freehold. This should be confirmed with solicitors prior to purchase.

Viewing


By prior appointment with vendors agents Nuttall Parker. Telephone 01633 212666.

These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy themselves by inspection or other wise as to the correctness of any statements or information contained therein.




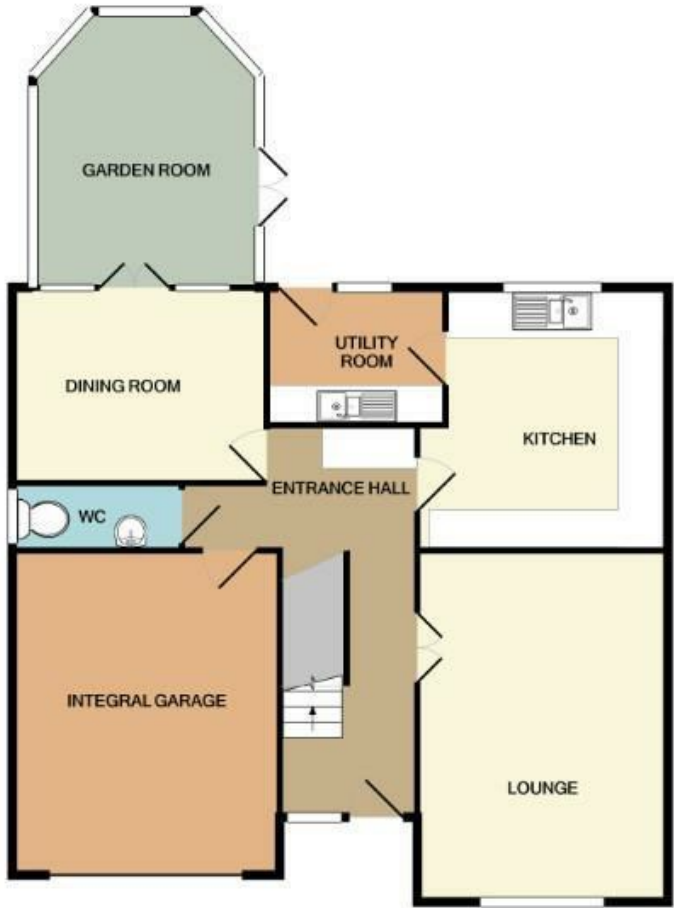


Energy Efficiency Rating

	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		
	77	83
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) 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		
	73	78
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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