



UNDY

Guide price **£370,000**



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24 MILLFIELD PARK

Undy, Caldicot, Monmouthshire NP26 3LF



Well located for commuting & schooling
Ample off-road parking
Study/Home office

This property is ideal for families seeking a modern and versatile living space with the added convenience of a dedicated home office, allowing for the flexible option of working from home.

The open-plan design and connection to outdoor spaces make it perfect for both everyday living and entertaining. The property available for sale is a deceptively spacious link-detached family home, encompassing three bedrooms and situated on a generous plot that has been thoughtfully extended and reconfigured to provide additional amenities.

The delightful village square at Magor is the hub of the community and offers an array of bespoke shops, cafés, eateries and public houses, along with a supermarket, post office and doctors' surgery. Undy Primary School is only a short distance from the property, as is the newly constructed community hub. The property is also ideally situated commuting, with junction 23A (M4 access) only a short distance away.



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KEY FEATURES

- Spacious link-detached property
- Three double bedrooms
- Extended and re-configured
- Open plan kitchen/dining/family room
- Utility and ground floor cloakroom
- Office/study



STEP INSIDE



Upon entering the dwelling, you are greeted by a welcoming entrance hallway, with a staircase leading to the first-floor accommodation.

The interior of the house boasts practical features such as useful under-stairs storage and a convenient ground floor cloakroom, enhancing the overall functionality of the living space.

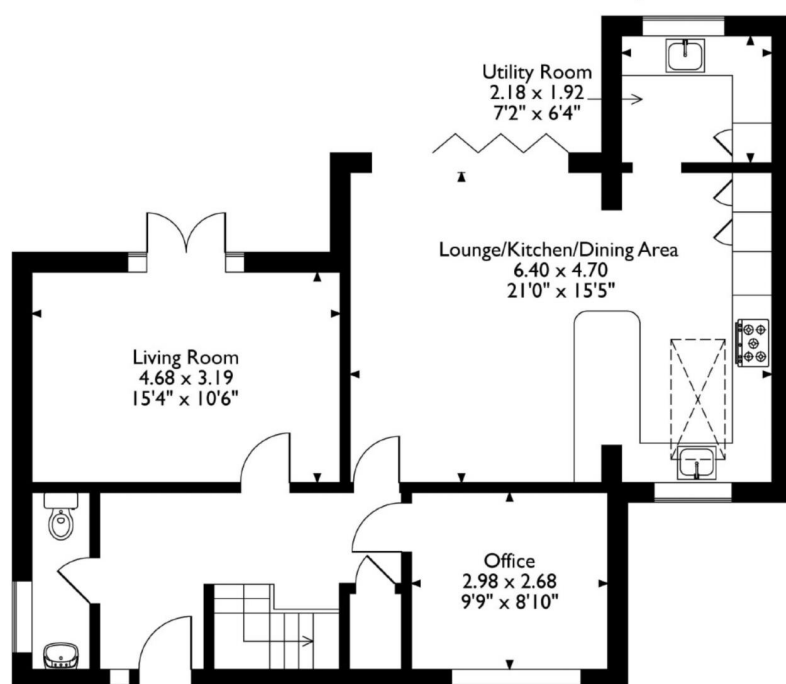
The generously sized living room is a focal point of the property, providing a comfortable and inviting atmosphere.

Its access to the rear elevation via French doors not only introduces natural light but also seamlessly connects the indoor and outdoor living spaces.

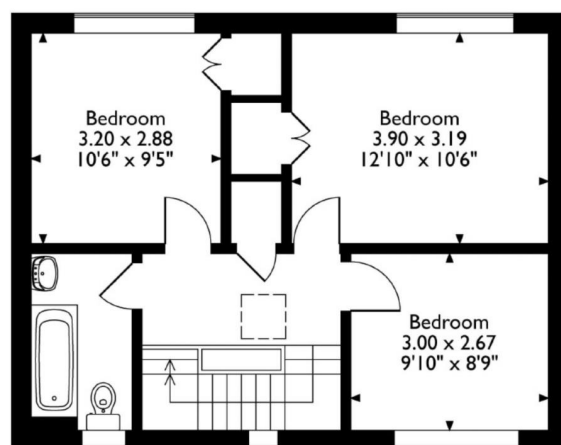
The kitchen is a modern and well-equipped area, featuring an extensive range of contemporary base and wall units along with integrated appliances. This culinary space is complemented by an additional utility room, complete with utility plumbing for added convenience. Noteworthy is the reconfiguration and extension of the kitchen, transforming it into an open-plan family space that seamlessly incorporates a dining area and family room.

A strategically placed breakfast bar serves to separate these zones, offering the flexibility of informal dining and enhancing the overall social aspect of the home, and the addition of a Velux rooflight adds further natural light to this room. There is a range of integrated appliances within the kitchen.

Approximate Gross Internal Area 122 Sq M/1313 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

A distinctive feature of this property is the incorporation of bi-fold doors that provide a fluid transition from the interior to a superb decked area.

In addition to the above and as previously mentioned, a front facing study/home office has been created for those wishing to work from home. This room also offers the flexibility to be used as a fourth bedroom, if required.

Ascending to the first floor, the landing grants access to three generously proportioned bedrooms, each capable of comfortably accommodating a double bed. The master bedroom has the added convenience of built-in wardrobes, offering practical storage solutions.

The family bathroom on this level has undergone a tasteful refurbishment, featuring a modern suite in white. The thoughtful addition of a shower over the bath enhances the functionality of the space.

STEP OUTSIDE



The property boasts ample off-road parking at the front, facilitated by a private driveway capable of accommodating three vehicles. The remainder of the front garden is laid to lawn. There is gated pedestrian access leading to the rear elevation. The rear garden offers an exceptional south-westerly facing aspect. This outdoor space is surrounded by communal parkland, enhancing the overall ambience and providing a pleasant backdrop.

A generously sized decked area, along with additional paved and lawned space, complements the outdoor setting. The well-maintained garden features an established range of mature borders, contributing to its visual appeal. The entire rear garden is well enclosed by fencing. The garden cabin is available by separate negotiation.

AGENTS NOTE: This property is link-detached. The property is leasehold, for a term of 999 years from March 1975. We are advised that the ground rent is approximately £30 per annum. The property is on a water meter.

INFORMATION

Postcode: NP26 3LF

Tenure: Leasehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

From Chepstow proceed from the High Beech Roundabout in the direction of Caldicot/Caerwent (3rd exit, signposted A48). Continue along this road passing St Pierre on the left-hand side and at the next roundabout take the 1st exit onto the B4245. Stay on this road for several miles, bypassing Caldicot and travelling through Rogiet. On entering Undy pass the entrance to Manor Chase on the right-hand side and continue also passing the right hand turn to Vinegar Hill and take a right turn into Dancing Hill. Take the second left turn into Millfield Park where the property is located at the bottom of a left-hand cul-de-sac.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		82
B (81-91)		
C (69-80)	69	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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