



CALDICOT

Guide price **£380,000**



103 CASTLE LEA

Caldicot, Monmouthshire NP26 4PL



No upper chain
Ample off-road parking
Located in close proximity to Caldicot Castle

Located within walking distance of the beautiful grounds of Caldicot Castle and Country Park this detached dorma style property offers spacious, well-proportioned 4-bedroom accommodation offering flexible accommodation which is perfectly made for family living.

The property is well placed to indulge in a variety of outdoor activities too, with Chepstow Racecourse, home to the Welsh Grand National, close by along with St. Pierre Golf & Country Club and The Celtic Manor Resort.

Located on the outskirts of Caldicot town centre the property is close to local amenities, along with both primary and senior schooling, all of which are within walking distance.

For those wishing to commute M4 access can be found at both Magor and in the neighbouring town of Chepstow, and there is a train station locally, with the main line at Severn Tunnel Junction a few miles away in Rogiet.



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KEY FEATURES

- Detached dorma style property
- Four bedrooms
- Flexible ground floor accommodation
- Ground floor wet room & first floor bathroom
- Spacious re-fitted kitchen with integrated appliances
- End of cul de sac location with enclosed rear



STEP INSIDE



Upon entering through the front entrance door, you are greeted by the reception hall, from which all ground floor rooms seamlessly flow, while a staircase leads to the first floor.

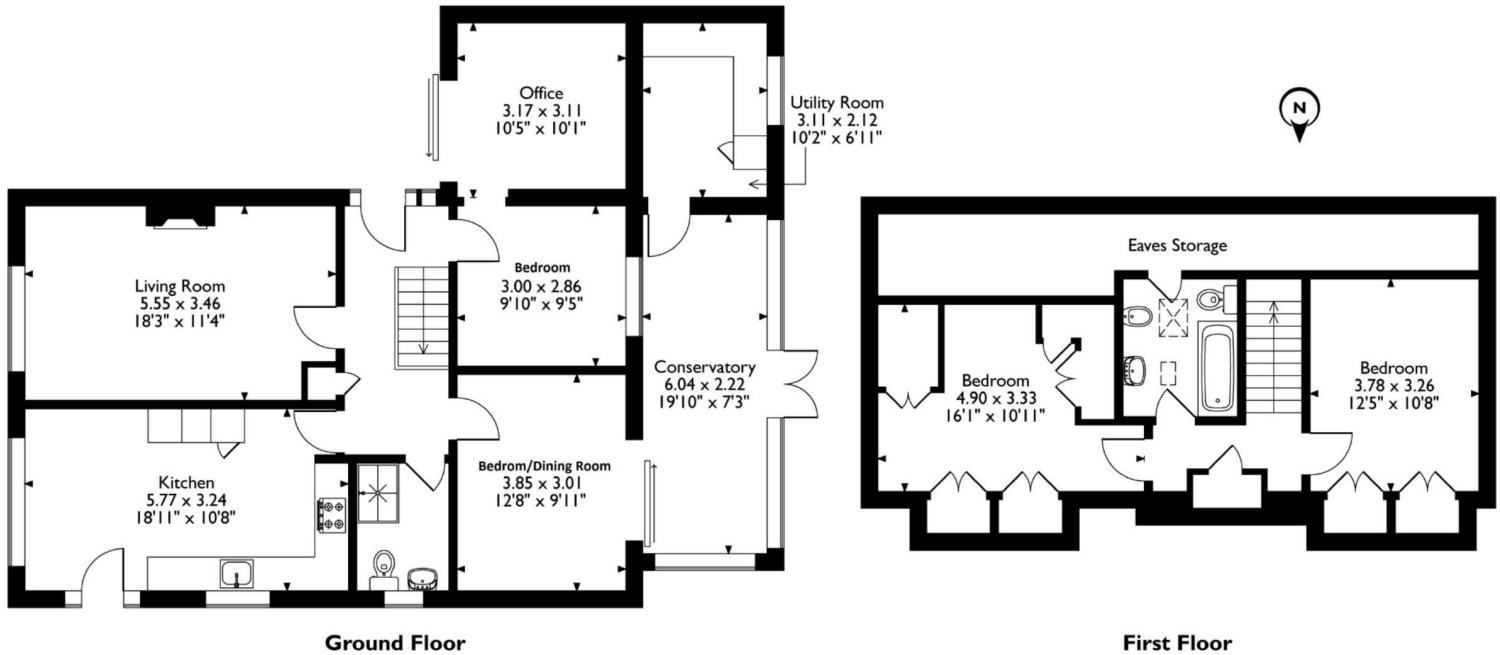
The spacious living room, positioned at the front of the property, offers ample space for furniture arrangement. The kitchen boasts a generous layout, featuring a full range of high gloss fronted white units and dual aspect windows providing natural light.

Integrated appliances include a slimline dishwasher, washing machine, and fridge/freezer, with ample room for a breakfast table, catering to informal dining needs. Adding convenience, the ground floor also hosts a wet room, complete with a three-piece suite, non-slip flooring, and drainage.

The remaining ground floor accommodation offers versatility, with two additional rooms on the left of the hallway originally designed as bedrooms.

One of these rooms, ideal for formal dining, connects seamlessly to a spacious conservatory through patio doors, offering views and access to the rear garden.

Approximate Gross Internal Area 150 Sq M/1615 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.

Adjacent to the conservatory, another room, currently fitted with storage cupboards, provides further flexibility for various uses.

Completing the ground floor, a garage conversion (regulations not sighted) offers additional space, accessible from one of the left-hand bedrooms and featuring patio doors for direct entry from the driveway.

Ascending to the first floor, you'll find two additional bedrooms, each spacious enough to comfortably fit a king size bed. One of these bedrooms offers the added convenience of full-range fitted bedroom furniture, optimising storage, space and organisation.

The first floor is further enhanced by a re-fitted bathroom. The bathroom includes a panelled bath with a shower overhead, alongside a bidet, wash hand basin and low level wc.

STEP OUTSIDE



Venturing outside, the front elevation offers convenient off-road parking for up to 5 vehicles, complete with a practical carport for sheltered parking. The remaining area of the front elevation is thoughtfully gravelled, minimising maintenance.

Moving to the rear, you'll find a predominantly paved area, creating a charming sun terrace perfect for outdoor entertaining or relaxation. The garden is enclosed by fencing and the garden is planted with a selection of shrubs, while a garden pond, complete with a picturesque bridge, serves as a delightful focal point. For added convenience, a rear access gate provides easy entry and exit to the property.

AGENTS NOTE:

The property has solar panels to the roof which are leased, however the property is Freehold.

INFORMATION

Postcode: NP26 4PL
Tenure: Freehold
Tax Band: F
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. Continuing along this road without deviation at the next roundabout (Mitel) continue straight on and take the next right turn onto Chepstow Road (signposted Caldicot). Continue along Chepstow Road taking the second of the two entrances into Castle Lea and proceed to the bottom where the property is located at the bottom on the left-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		86
(81-91)	B		
(69-80)	C	75	
(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	

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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.