



CALDICOT

Guide price **£290,000**



 ARCHER & CO

www.archerandco.com

To book a viewing call 01291 626262

13 KESTREL CLOSE

Caldicot, Monmouthshire NP26 5RA



3 double bedrooms
Off road parking for 3 cars plus garage
Conveniently located for local amenities

Located within close proximity of the beautiful grounds of Caldicot Castle and Country Park this spacious semi-detached, dormer style property offers well-proportioned accommodation which is perfectly made for family living. The property is within walking distance of both primary and comprehensive schooling, along with a rail station. It further benefits a West facing enclosed rear garden and off-road parking for three cars and a garage.

The town of Caldicot offers a wide range of amenities to include supermarkets, a leisure centre, a range of pubs and restaurants and doctors/dental surgeries.

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



Guide price
£290,000



KEY FEATURES

- Spacious dorma style semi-detached property
- Well-proportioned reception room
- Re-fitted kitchen with breakfast area
- Enclosed west facing rear garden
- Walking distance of primary and secondary schooling
- Bathroom with a four-piece suite



STEP INSIDE



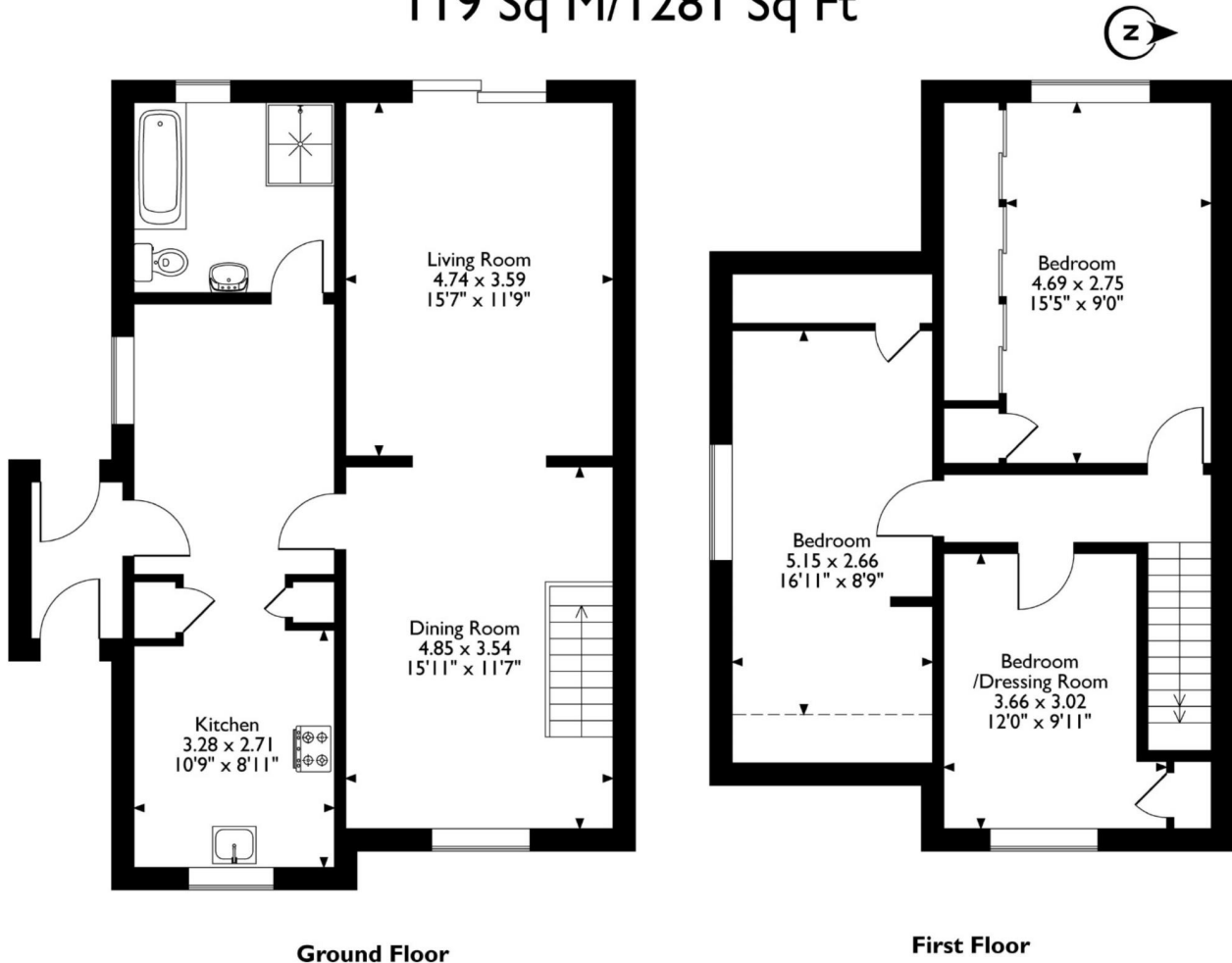
As you step through the front entrance, you're welcomed into a versatile reception space that sets the tone for the home's practicality. This flexible area can be easily adapted to suit a range of needs. From here, you'll find convenient access to the rear garden and a separate internal door leads into the heart of the home - the kitchen/breakfast room.

The kitchen has been thoughtfully refitted to feature a generous array of base and wall units, ensuring plenty of storage space for all your culinary essentials. Integrated appliances add to the room's functionality, while a front-facing window offers natural light. This well-proportioned room also houses the central heating boiler, easily accessible but discreetly tucked away. The dedicated breakfast area, complete with a breakfast bar, offers an ideal spot for informal dining. If a larger setup is desired, there's ample room to accommodate a dining table.

The kitchen and breakfast area are finished with a tiled floor. From here, doors lead to both the spacious living/dining room and the bathroom. The spacious bathroom offers a four-piece suite which includes a corner bath which is complemented by a separate, oversized shower cubicle.

Moving into the main reception area, the living/dining room provides a versatile space with ample room for various furniture configurations. The bamboo flooring adds warmth, offering a durable touch. At the rear, patio doors lead out to the sun terrace. There's also space for a dining table, making it ideal for entertaining or casual family meals. A front-facing window brings additional natural light and there is an open tread staircase to the first floor.

Approximate Gross Internal Area 119 Sq M/1281 Sq Ft



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.

Upstairs, the first-floor landing leads to three well-proportioned bedrooms, each capable of accommodating a double bed. The principal bedroom is a rear-facing space that boasts a range of built-in mirror-fronted wardrobes, offering generous storage without compromising on room size.

The second bedroom is another spacious room, with a side-facing window that provides additional natural light. It also features eaves storage and easy access to the loft.

The third bedroom, currently used as a sizeable dressing room, could easily be converted back into a double bedroom if needed. This room faces the front elevation and includes a useful storage cupboard.

STEP OUTSIDE



Stepping outside, the property greets you with off-road parking for two cars on a neat, stone-chipped driveway. Along the side of the property, a covered, enclosed walkway provides the perfect spot for extra storage or even a convenient dog run which in turn leads to the rear garden.

The rear garden, with its desirable west-facing aspect, is framed by solid walls and thoughtfully divided into a lawned area and a paved terrace. A mix of established shrubs adds character to the garden. There's also pedestrian access to the garage, which comes with the bonus of an additional parking space in front.

INFORMATION

Postcode: NP26 5RA

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: TBC



DIRECTIONS

From Chepstow proceed straight over at the High Beech Roundabout signposted Caerwent/Newport (A48). Continue down the hill and pass St Pierre Country Club on the left-hand side. Continue up the hill, and at the next roundabout turn left in the direction of Caldicot. Continue along without road without deviation for a few miles and carry straight on (2nd exit) at the Mitel roundabout.

Continue along the bypass and take a left turn into Blackbird Road (the second of two turnings into Blackbird Road), where the property can be found on the right-hand side.



30 High Street, Chepstow, NP16 5LJ
01291 626262
caldicot@archerandco.com
www.archerandco.com



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.