



CALDICOT

Guide price **£330,000**



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37 DEEPWEIR

Caldicot, Monmouthshire NP26 5JG



No onward chain
Refurbished throughout to include kitchen & bathroom

This extended and spacious detached home is perfect for both families and entertaining. Recently refurbished, the property is offered for sale with the significant advantage of no onward chain.

Situated in a quiet cul-de-sac of 41 homes, 37 Deepweir is located on the outskirts of town, just a short walk from the communal fields of the local cricket ground and clubhouse. The property benefits from its proximity to Caldicot Town Centre, which offers a comprehensive range of amenities including junior and senior schools, both within walking distance, as well as shopping and leisure facilities, local inns, restaurants, and public transport links.

For those needing to commute, the property is ideally located with easy access to M4 junctions at both Chepstow and Magor, and a mainline rail station at Severn Tunnel Junction in Rogiet. Additionally, it is only a short distance from the picturesque grounds of Caldicot Castle & Country Park, offering a perfect blend of convenience and natural beauty.



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KEY FEATURES

- Spacious detached and extended property
- 3 bedrooms
- Living room with separate dining room
- Off road parking and garage
- Popular cul de sac location
- Situated close to amenities and Caldicot Castle



STEP INSIDE

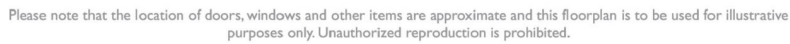


Looking at the property in more detail, the ground floor opens into the reception area with doors leading to a cloakroom, fitted with a two-piece suite, and a generously sized living room. The living room is light and airy, thanks to its front-facing window, and offers plenty of space for a variety of furniture arrangements. From here, doors lead to the dining room, and there is also access to a turned staircase ascending to the first-floor landing.

The dining room, situated at the rear, has been extended to create a spacious second reception room. This area comfortably accommodates a full-sized dining table, with a large rear-facing window that frames lovely garden views.

The recently refitted kitchen features an ample range of sleek, matt-finished grey base and wall units, providing plenty of storage. There is space for a washing machine, cooker, and under-counter fridge and freezer, while a charming stable door opens directly into the rear garden, perfect for easy outdoor access.

Upstairs, the first-floor landing leads to three bedrooms and the family bathroom. The principal bedroom has been significantly extended, offering a generously sized room with a rear-facing window overlooking the garden, this room has almost doubled in size with the extension.



Completing the first floor is the recently refurbished bathroom, featuring a contemporary three-piece suite in white, which includes a bath with a shower overhead, adding to the modern and stylish feel of the home.

STEP OUTSIDE



Stepping outside, the property features a driveway offering off-road parking, which leads to a single garage. The front garden is primarily laid to lawn.

To the rear, the garden enjoys a desirable westerly aspect, allowing plenty of afternoon and evening sun. It features a generous lawned area, ideal for outdoor activities, along with a paved sun terrace perfect for relaxing or entertaining. The garden's boundaries are defined by a combination of fencing and natural hedging, ensuring both privacy and a pleasant green outlook.

INFORMATION

Postcode: NP26 5JG

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: D





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 next roundabout (Mitel). A short distance along this road turn right on to Chepstow Road and take the first left turn into Deepweir, where the property can be found on the right-hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	55	77
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.