



ROGIET

Guide price **£320,000**



www.archerandco.com

To book a viewing call 01291 626262

1 CROSSWAY

1 Crossway, Rogiet, Caldicot, Monmouthshire NP26 3SH



Extended to provide spacious ground floor accommodation
Off road parking
Close to rail links - Ideal for commuting

Rogiet is located between Caldicot and Magor, a small village with a handful of useful amenities located within the village itself including a primary school and a mail rail junction at Severn Tunnel, M4 access can also be found at both Magor and Chepstow. Beautiful countryside walks and places of interest are close by these include the coastal path, Slade Woods and Magor Marsh - home to an abundance of wildlife.

The beautiful village square at Magor provides a range of local amenities to include bespoke shops and cafes, a selection of restaurants, doctors' surgery and post office. The nearby town of Caldicot provides more comprehensive facilities to include senior schooling, doctor and dental surgeries and supermarkets.

The property itself is a well presented, extended semi detached home, with the hub of the home being the beautiful open plan kitchen with a dedicated dining area and snug with direct access to the rear garden. Other highlights are off road parking to the front elevation and a ground floor shower room and first floor bathroom.



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KEY FEATURES

- Well-presented semi-detached property
- 3 bedrooms
- Ground floor shower room & first floor bathroom
- Superb open plan kitchen with dining area
- Enclosed rear gardens
- Primary school within walking distance



STEP INSIDE



The property is entered via a welcoming reception hallway, featuring attractive flooring that continues throughout the ground floor. The hallway provides access to the main living areas and includes a useful under-stairs storage cupboard, with stairs rising to the first floor.

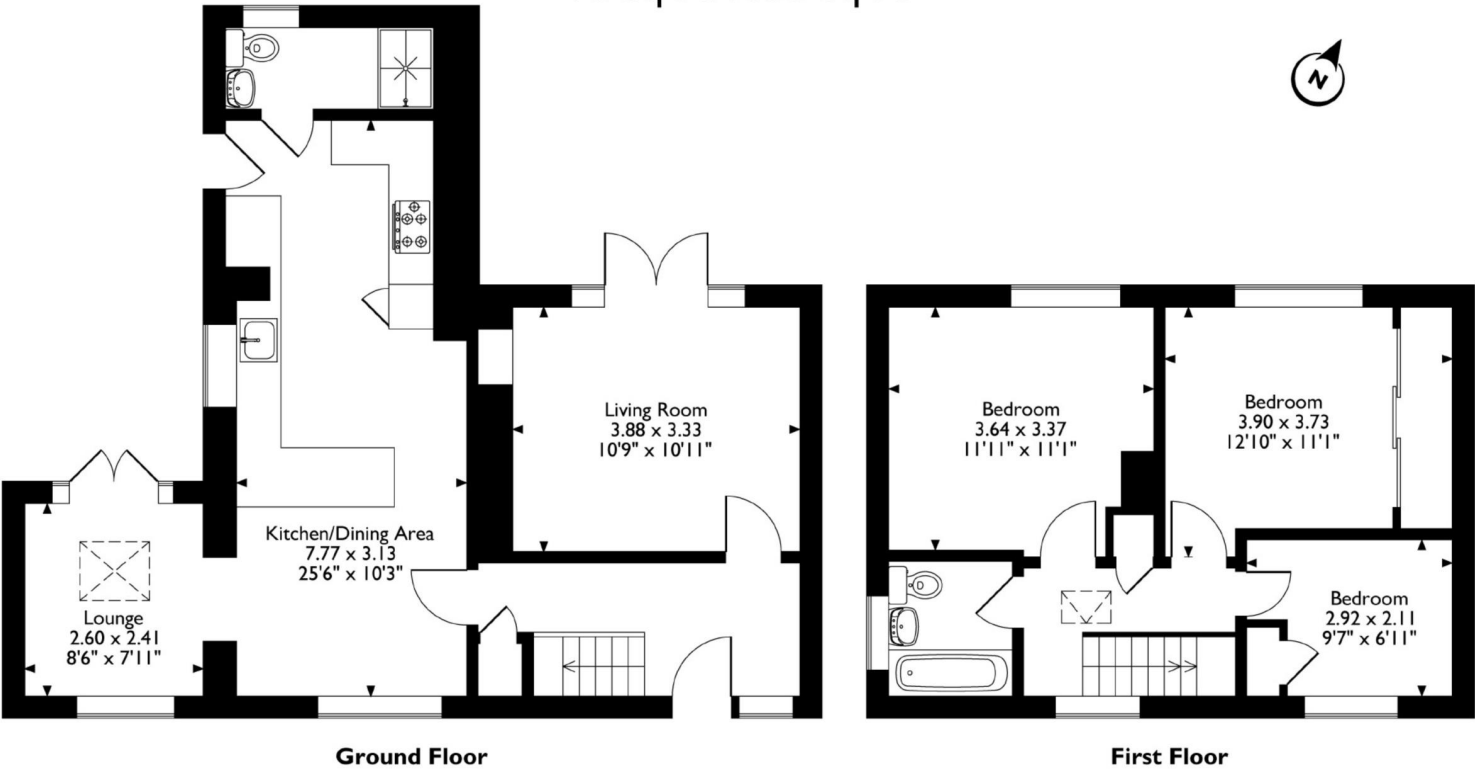
To the rear of the home is a well-proportioned living room, enhanced by integrated shelving. French doors open directly onto the rear sun terrace, allowing for plenty of natural light and creating a seamless connection to the outdoor space.

At the heart of the home lies the beautifully extended and re-fitted kitchen. Designed for both style and function, it boasts a range of modern base and wall units, a breakfast bar for informal dining, and integrated appliances including a dishwasher, fridge freezer, double oven, hob, and canopied cooker hood. Inset spotlights provide a sleek finish, and a side door offers convenient external access.

Open to the kitchen is a generous dining area, ideal for family meals or entertaining. Off this space is a charming snug area - part of the extension - which benefits from a Velux window, providing an abundance of natural light. This flexible additional reception space is perfect as a home office or relaxation area and also enjoys direct access to the side sun terrace.

Completing the ground floor accommodation is a stylish shower room, comprising a shower enclosure, WC, and wash hand basin.

Approximate Gross Internal Area
98 Sq M/1055 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.

Ascending to the first floor a light and airy landing leads to three bedrooms and the family bathroom.

The principal bedroom is a spacious double, rear-facing room with a feature panelled wall.

Bedroom two, also a comfortable double, overlooks the rear garden and includes a full-width wardrobe, which will remain.

The third bedroom is a front-facing single room, with useful over-stairs storage this room is ideal for a child's room, nursery, or study.

The first floor is completed by a modern re-fitted bathroom, featuring a white suite with a panelled bath and shower over. Inset spotlights and a side-facing window

STEP OUTSIDE



To the front, the property provides generous off-road parking for two to three vehicles, offering both convenience and practicality. To the side, a private sun terrace creates a peaceful spot for morning coffee or evening relaxation and can be accessed directly from the snug or via a side entrance.

The rear garden benefits from a sunny southwest-facing aspect and a good degree of privacy. It features a paved sun terrace and a level lawned area plus secure fencing that encloses the space beautifully. A practical storage shed is also included, offering useful space for garden tools or outdoor equipment.

INFORMATION

Postcode: NP26 3SH

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: D





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 approx. 6 miles, bypassing Caldicot and on entering Rogiet pass the garage on the right-hand side and after a short distance turn left into Ifton Road and immediately right into Crossway. Following the numbering the property is located at the end of Crossway on the right-hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		82
B (81-91)		
C (69-80)		
D (55-68)	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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