



# CALDICOT

Guide price **£500,000**



[www.archerandco.com](http://www.archerandco.com)

To book a viewing call 01291 626262



# 12 KIRRLACH CLOSE

Caldicot, Monmouthshire NP264QE



No onward chain  
Approx 0.23 acre of beautiful gardens  
Conservatory

Located on the outskirts of Caldicot Town, this delightful, detached 5-bedroom property is within proximity to local amenities and both primary and comprehensive schooling. This property epitomises comfort and convenience, with Caldicot Castle and Country Park being within just a short distance from the property.

Boasting a flexible layout and offering spacious accommodation, ideal for both family living and entertaining, this spacious 5 -bedroom property offers an ideal opportunity for those wanting a dwelling located close to local amenities. The property includes a garage with off road parking for 2 cars, a well-proportioned conservatory, established and well-manicured south westerly facing gardens, totalling just under a quarter of an acre, and for those needing to commute junction 23A (M4 access) is only a short distance away, as is the main line station at Severn Tunnel Junction in Rogiet. The property is also being sold with the benefit of no onward chain.





Guide price  
£500,000



### KEY FEATURES

- Spacious detached property
- 5 bedrooms
- Sizeable reception rooms
- Garage and off-road parking for 2 cars
- Well located for amenities and M4 access
- Viewing highly recommended



# STEP INSIDE



The property is entered through a spacious reception hallway, providing access to the majority of the ground floor rooms.

To the left, a well-appointed shower room features a modern three-piece suite in white, offering convenience for residents and guests alike.

The principal reception space is a generously proportioned living room, extending from the front to the rear of the property and benefiting from a dual aspect. This bright and versatile room easily accommodates a variety of furniture layouts and features double doors leading to the dining room.

The dining room offers ample space for entertaining and flows seamlessly into the stunning conservatory through an arched opening.

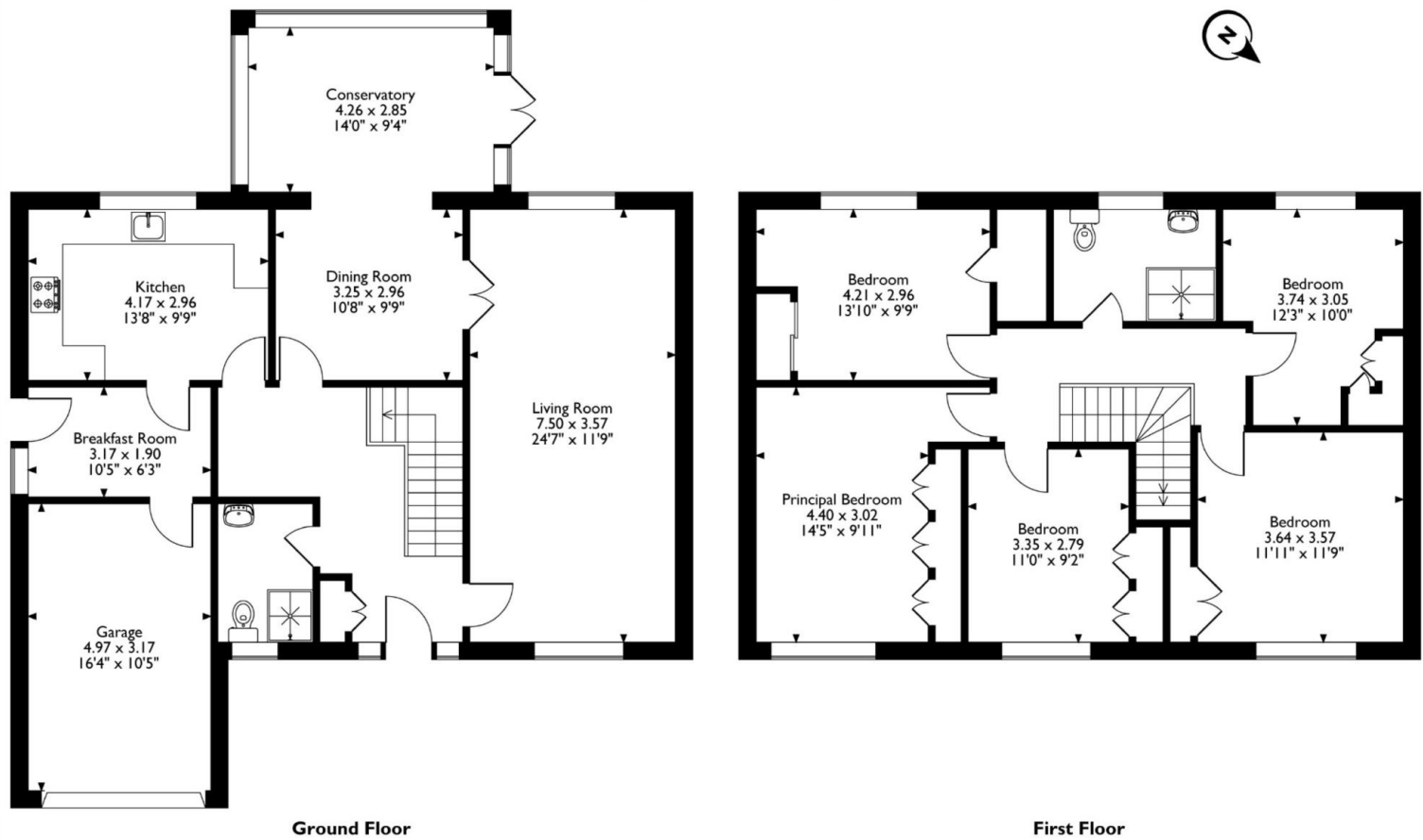
Positioned at the rear of the property, the conservatory provides an exceptional vantage point over the landscaped garden and open countryside beyond. Heated for year-round enjoyment, it serves as a natural extension of the living space, with direct access onto the rear sun terrace.

The kitchen, also enjoying a delightful garden outlook, is fitted with an extensive range of base and wall units. A selection of integrated appliances includes an oven, induction hob, microwave, dishwasher, and fridge, ensuring both style and practicality.

From the kitchen, a door opens into a flexible additional room - ideal as a cosy breakfast area or a home office for those working remotely. This space also provides access to the side of the property and convenient internal entry to the garage.



Approximate Gross Internal Area  
190 Sq M/2045 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 galleried landing, you are greeted with access to all five bedrooms and the shower/wet room. Four of the bedrooms are generously proportioned to accommodate double beds, with those positioned to the rear enjoying delightful views over the garden and open countryside beyond.

The fifth bedroom is a fully fitted single bedroom. Each bedroom offers a variety of storage solutions - some feature built-in cupboards for a streamlined finish, while others are equipped with a full complement of bedroom furniture.

The shower/wet room is appointed with a modern three-piece suite, including a spacious shower enclosure and non-slip flooring.

# STEP OUTSIDE



Stepping outside, the property is embraced by beautifully landscaped gardens, set within a generous plot extending to just under a quarter of an acre. To the rear, the garden enjoys a coveted south-westerly aspect, backing directly onto open fields for a wonderful sense of privacy and space. A neatly maintained lawn is complemented by paved sun terraces - perfect for outdoor seating and relaxation - while mature borders, planted with a variety of shrubs and flowers, bring seasonal colour and charm.

The rear garden is securely enclosed with fencing and further enhanced by a greenhouse, garden shed, and summer house, all of which will remain with the property. Both side elevations are notably spacious, gated, and provide practical access.

To the front, an attractive paviour driveway offers off-road parking for two vehicles, leading to a garage equipped with an electric door, internal access, power, and lighting. A well-kept lawn, framed by established planting, enhances the property's kerb appeal. The approach is marked by an elegant open-arched canopied porch, creating a warm and inviting entrance.

#### AGENTS NOTE:

The garden to the property is held on 2 titles.

## INFORMATION

Postcode: NP264QE

Tenure: Freehold

Tax Band: G

Heating: Gas

Drainage: Mains

EPC: D







## DIRECTIONS

At the roundabout at the top of Chepstow, take the 3rd exit and stay on A48 signposted Caerwent. Continue along the A48, passing St Pierre Hotel on the left-hand side and at the next roundabout take the 1st exit. Continue along this road without deviation and carry straight on at the Mitel Roundabout bypassing Caldicot Town Centre. Proceed through two sets of traffic lights and drop down the hill. Continue along this road and take the last right turn when leaving Caldicot onto Dewstow Road, take the second turning on the left into Kirrlach Close, where the property can be found on the left-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)	61	67
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.