



UNDY

Guide price **£395,000**



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# 36 MILLFIELD PARK

Undy, Caldicot, Monmouthshire NP263LF



3 Double bedrooms  
Ideally located for M4 commuting  
Enclosed rear gardens with an open aspect

This property provides an ideal opportunity for families seeking a modern and flexible living space. The property has been extended and thoughtfully reconfigured, and provides spacious accommodation over two levels with additional space added ground floor extension. Whilst the property is marketed as a 3 bedroom, the ground floor study (location off the main reception space) could provide additional occasional bedrooms if required.

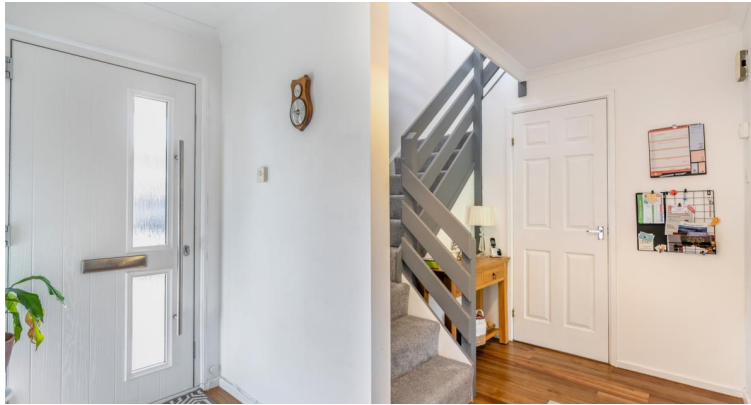
The open-plan design of the kitchen and dining area seamlessly connects to the outdoor spaces making it perfect for both everyday living and entertaining. The property is also situated within a well enclosed south westerly facing plot, with open communal space to the rear.

The delightful village square at Magor is the hub of the community and offers an array of bespoke shops, cafés, eateries and public houses, along with a supermarket, post office and doctors' surgery. Undy Primary School is only a short distance from the property, as is the newly constructed community hub. The property is also ideally situated commuting, with junction 23A (M4 access) only a short distance away.





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### KEY FEATURES

- Link detached extended and reconfigured property
- Large reception room plus
- Study for homeworking
- Superb refitted kitchen with integrated appliances
- Off road parking and garage
- Close to local amenities and primary schooling





# STEP INSIDE



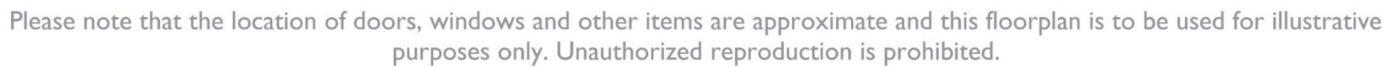
This beautifully presented home has been thoughtfully reconfigured and extended to create spacious, flexible accommodation. The property is approached via a welcoming canopied entrance, opening into a generous L-shaped reception hallway with attractive flooring.

From here, doors lead to all principal ground floor rooms, including a cloakroom fitted with a two-piece suite, part wood panelling, and a high-level Velux window.

The main reception room is a superbly proportioned living space, formed as part of a rear extension. Overlooking the garden, it features patio doors that open directly onto the sun terrace, seamlessly connecting indoor and outdoor living.

Adjacent to this room is a versatile space currently used as a study, ideal for home working or adaptable as an occasional fourth bedroom if desired.

The kitchen is a particular highlight and warrants viewing to be fully appreciated. It has been reconfigured and refitted with a stylish range of high-gloss base and wall units, complemented by attractive work surfaces and inset spotlighting. Quality integrated appliances include a five-ring hob, double oven, and fridge freezer. A substantial island offers further storage and doubles as an informal breakfast or coffee spot, while bifold doors open to the rear terrace, flooding the space with natural light. Additional access to the side driveway, a useful understairs cupboard, and room for a dining area enhance the functionality of this impressive kitchen space.



Completing the first floor is a stylishly refitted bathroom, featuring a modern white suite with a panelled bath and a rain shower over.



# STEP OUTSIDE



Stepping outside, the property boasts a desirable south-westerly rear garden that enjoys plenty of sunshine and backs onto open communal ground. Enclosed by fencing and offering a natural wooded outlook, the garden provides a sense of seclusion and tranquillity.

A paved sun terrace creates the perfect spot for outdoor seating and relaxation, while the level lawn is complemented by raised, well-established borders. The layout offers both practicality and privacy, making it an ideal space for families or entertaining.

To the front, a resin driveway provides parking for two vehicles and leads to a single garage complete with power, lighting, and rear access to the garden terrace. The front garden is generous in size, featuring a neat lawn, mature shrubs, and a welcoming canopied entrance that enhances the property's kerb appeal.

## INFORMATION

Postcode: NP263LF

Tenure: Freehold

Tax Band: E

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. Stay on this road for several miles, bypassing Caldicot and travelling through Rogiet. On entering Undy pass the entrance to Manor Chase on the right-hand side and continue also passing the right hand turn to Vinegar Hill and take a right turn into Dancing Hill. Take the second left turn into Millfield Park where the property is located within a left hand cul de sac.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	82
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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