



Dinch Hill, Magor

£450,000

4 Bedrooms
2 Bathrooms
2 Receptions



Description

This elegantly presented four-bedroom detached home is located just off the main road in Magor, within the sought-after area of Dinch Hill, offering a charming rural village atmosphere just moments away from junction 23a of the M4. It's ideally positioned for commuters, with easy access along the M4 corridor and local distributor roads. A short walk will take you to Magor village and square, where you'll find a local primary school, independent shops, restaurants, a post office, and a church.

Through a solid composite front door, the property is accessed via a central hallway that leads to the various areas of the home. The spacious living room is bright and welcoming, featuring a large window and a stylish fireplace. Across the hall, the kitchen is equipped with both floor and wall units, providing space for a range cooker, a large American-style fridge/freezer, and a dishwasher. The dining room is adjacent to the kitchen, with additional access from the hallway, with space for a large dining table and patio doors leading out to the garden. From the kitchen there is a conservatory that overlooks the rear garden, with a doorway leading to the utility room and pedestrian access into the garage. The ground floor also benefits from a cloakroom with w/c, basin and an infinity tunnel light mirror. On the upper floor, there are four bedrooms. The master bedroom includes fitted wardrobes and a generous dressing area that connects to an en suite shower room. Bedroom two also offers fitted luxury wardrobes, while bedroom three is another double room, and there is a further fourth bedroom. The family bathroom, recently renovated and tastefully decorated, features a dual-ended bath with a rainfall shower overhead, as well as a W/C and wall-mounted sink, which is under lit, and light up mirror.

The private south facing garden is fully enclosed, showcasing a large paved patio area that transitions onto a composite grey decked sun terrace, with the remainder of the garden laid



Lounge
12'10" x 17'10"

Lounge.
12'10" x 17'10"

Kitchen
11'7" x 9'4"

Dining Room

Sun Room
8'2" x 6'9"

Utility Room
9'8" x 8'8"

Cloakroom
2'7" x 5'0"

Bedroom One
9'8" x 9'7"

Dressing Room
11'9" x 8'7"

En Suite
3'11" x 8'6"

Bedroom Two
9'7" x 11'5"

Bedroom Three
9'11" x 9'8"

Bedroom Four
8'6" x 7'7"

Bathroom
7'3" x 6'7"

Bathroom

Garden

Garden.

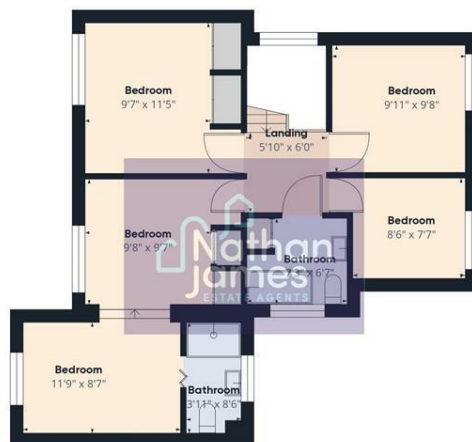
Garden for Rear

Driveway





Floor 0



Floor 1



Approximate total area[®]

1415.35 ft²

Reduced headroom

1.29 ft²

(1) Excluding balconies and terraces

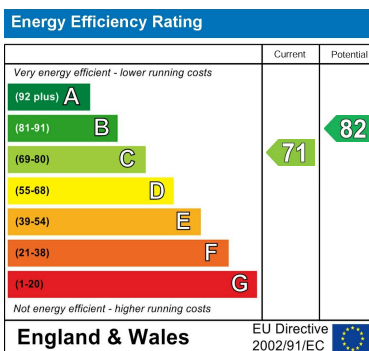
Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



8 Newport Road
Caldicot
Monmouthshire
NP26 4HX
01291 421600

nj@nathanjamesestateagents.co.uk
nathanjamesestateagents.com