



## Castle Lea, Caldicot

5 Bedrooms  
2 Bathrooms  
2 Receptions

£495,000

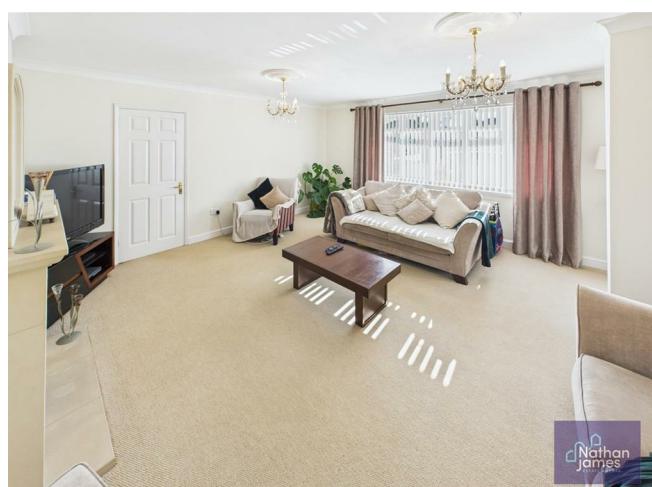


Welcome to Castle Lea, Caldicot, this splendid five-bedroom house offers a perfect blend of comfort and elegance. Upon entering, you are greeted by an inviting Lounge, ideal for both relaxation and entertaining guests. The formal dining room provides a sophisticated space for family meals and special occasions, while the second reception room offers versatility for a study or play area.

The heart of the home is undoubtedly the beautiful, spacious kitchen, which is designed to cater to all your culinary needs. Its generous layout allows for easy movement and ample storage, making it a delightful space for cooking and gathering with loved ones. Adjacent to the kitchen, the conservatory bathes the area in natural light, creating a serene environment to enjoy your morning coffee or unwind with a good book.

This property boasts two modern bathrooms, ensuring convenience for the entire family. The five bedrooms provide plenty of space for rest and relaxation, accommodating family members or guests with ease.

Outside, the property is complemented by an enclosed garden, offering a safe and private area for children to play or for adults to unwind in the fresh air. This outdoor space is perfect for summer barbecues or simply enjoying a peaceful moment in nature. Additionally, the garage, offering secure parking and extra storage options. With its attractive layout and desirable location, this property is an excellent opportunity for those seeking a spacious family home in a friendly community. Don't miss the chance to make this delightful house your new home.



Entrance Hall  
6'3x4'3

Living Room  
17'5x16'4

Sitting Room  
10'7x13'3

Dining Room  
10'8x13'9

Kitchen  
20'9x10'9

Sunroom  
10'4x8'6

Ground Floor Shower Room  
6'4x8'10

Bedroom  
10'7x12'3

Bedroom  
11'5x10'4

Bedroom  
9'6x5'11

Bedroom  
10'7x10'4

Bedroom  
10'7x8'10

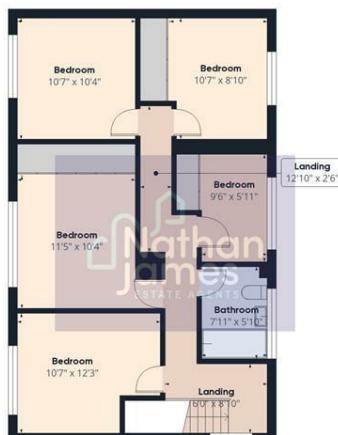
Bathroom  
7'11x5'10





Floor 0

Approximate total area<sup>(1)</sup>  
1739.13 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces.

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	75	83
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



8 Newport Road  
Caldicot  
Monmouthshire  
NP26 4HX  
01291 421600  
nj@nathanjamesestateagents.co.uk  
nathanjamesestateagents.com