



Elan Way | | Caldicot | NP26 4QA



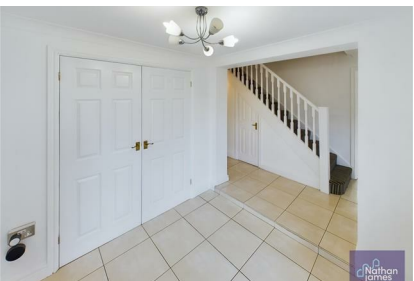
Elan Way |
Caldicot | NP26 4QA
£499,950

Available to the market with No Onward Chain! This stunning five-bedroom detached home is situated in a sought-after residential area of Caldicot. It is conveniently located within walking distance of Caldicot Castle and Country Park, offering a historic and serene green space. The property is also close to Caldicot village and local amenities. Upon entering, you are greeted by a central reception hall that is fully tiled and features a spacious storage cupboard. The modern kitchen is located at the rear of the property, equipped with space for a range cooker and an American-style fridge/freezer, along with ample cupboards and counter space. Patio doors lead to a beautifully presented sunny conservatory that overlooks the private enclosed rear garden. From the central hallway, you'll find the dining room, which precedes the living room, creating an elegant and spacious area. Double doors open into the lounge, which is bathed in natural light thanks to dual windows at the front and additional patio doors that lead to a decked patio area. This setup extends the generous living space outdoors, perfect for sunny evenings. A third reception room, currently functioning as a study, is located on the opposite side of the hallway. The ground floor also includes a practical utility room and a cloakroom with a w/c. Upstairs, the expansive master bedroom features fitted wardrobes and cupboards, enhanced by Velux windows that maximize natural light. The luxurious en suite shower room is fully tiled and boasts a modern tower shower and a high-end Japanese toilet. There are four additional well-appointed bedrooms and a spacious family bathroom. The stylish family bathroom includes a double-ended bath with a shower over, a wall-mounted vanity unit with a sink, and a w/c. The rear garden offers a large decked area, providing ample space for seating and entertaining, while the rest of the garden is primarily laid to lawn with planting beds and borders. At the front of the property, there is driveway parking available for several vehicles.

To arrange a viewing of this fabulous property, please contact Nathan James at 01291 421600.

Council Tax Band E.





Living Room

17'7" x 15'8" (5.38 x 4.8)

Dining Room

11'5" x 18'9" (3.48 x 5.74)

Kitchen

18'8" x 10'7" (5.69 x 3.25)

Hall

14'2" x 5'10" (4.32 x 1.78)

Utility

6'9" x 7'1" (2.06 x 2.16)

Cloakroom

3'8" x 5'1" (1.14 x 1.57)

Study

18'9" x 8'9" (5.74 x 2.69)

Conservatory

17'10" x 7'8" (5.44 x 2.34)

Master bedroom

17'10" x 15'8" (5.44 x 4.8)

En suite

7'10" x 6'7" (2.39 x 2.01)

Bedroom 2

11'5" x 9'6" (3.48 x 2.9)

Bedroom 3

18'6" x 8'2" (5.66 x 2.49)

Bedroom 4

11'5" x 6'9" (3.48 x 2.06)

Bedroom 5

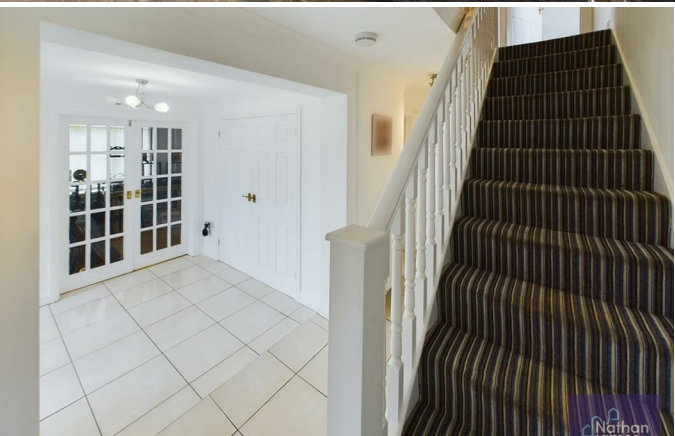
7'1" x 10'11" (2.16 x 3.35)

Bathroom

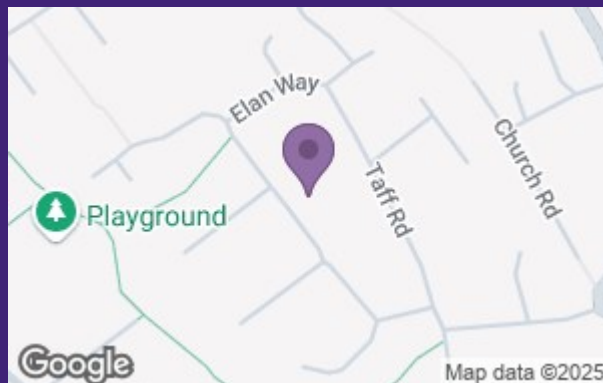
9'6" x 7'8" (2.92 x 2.34)

Landing

14'4" x 2'9" (4.39 x 0.86)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	84
(69-80) C		
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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