



## Castle Lea, Caldicot

4 Bedrooms  
2 Bathrooms  
2 Receptions

£385,000



Located Castle Lea, Caldicot, this delightful extended dormer-detached property offers a perfect blend of comfort and space for family living. Offered to the market with No Onward Chain and four well-proportioned bedrooms, this home is ideal for those seeking room to grow or accommodate guests. The two inviting reception rooms provide ample space for relaxation and entertaining, making it easy to host family gatherings or enjoy quiet evenings in. The second reception room forms part of a well appointed annex, with separate bedroom and bathroom, perfect for multi generational living or a dream teenage bolthole.

The kitchen/ diner is a practical and social space. The property features two well-appointed bathrooms and a first floor w/c, ensuring convenience for all residents. Additionally, the practical aspect of parking for two vehicles adds to the appeal, making daily life that little bit easier.

Set in a desirable location, this home is not only a sanctuary but also a gateway to the vibrant community of Caldicot, with its local amenities and transport links. Whether you are a growing family or simply seeking a spacious retreat, this property is sure to meet your needs. Do not miss the opportunity to make this lovely home your own.



Kitchen  
17'3x10'8

Living Room  
17'3x11'3

Bathroom  
6'10x5'4

Bedroom  
9'10x12'5

Annex Living Room  
11'11x12'9 13'7x7'7

Annex Bedroom  
10'4x8'5

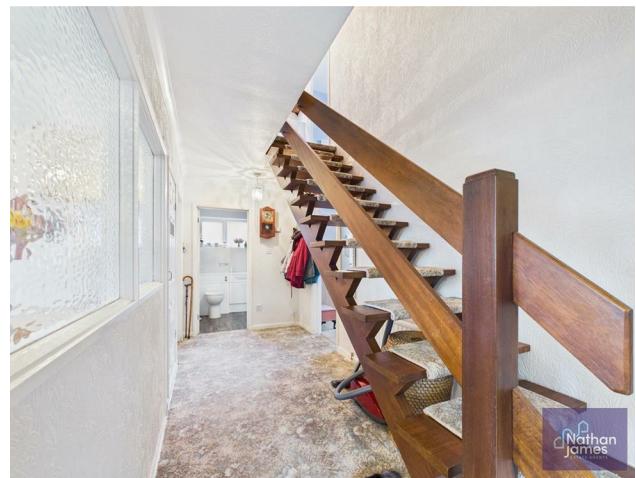
Annex Bathroom  
5'5x7'5

Hallway  
5'11x16'6

Bedroom  
10'5x10'10

Bedroom  
14'8x8'11

W/C  
5'9x4'10



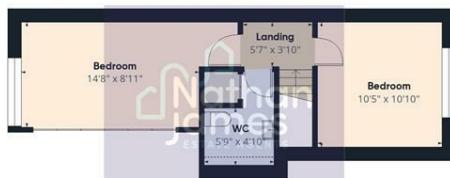


Floor 0



Approximate total area<sup>(1)</sup>  
1384 ft<sup>2</sup>

Reduced headroom  
17 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	69	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Council Tax Band F



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