



DIRECTIONS

From our Chepstow office continue to the St. Lawrence roundabout and take the third exit. Continue on the A48 passing St. Pierre Country Park to the next roundabout. Take the second exit and continue on the A48 into the village of Caerwent taking a left hand turning into Dewstow Road, then left onto Church Road. Turn right into Wentwood View where following the numbering you will find the property on your right hand side.

SERVICES

All mains services are connected, to include mains gas central heating.

Council Tax Band G

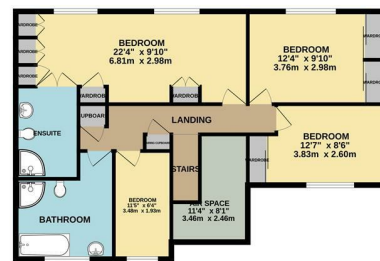
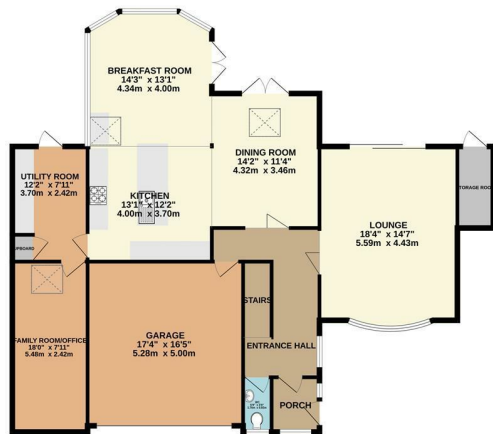
TENURE - FREEHOLD

You are recommended to have this verified by your legal advisors at your earliest convenience.

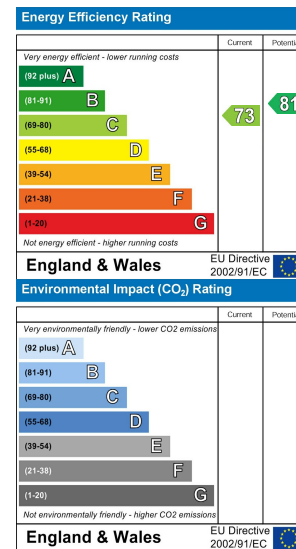


GROUND FLOOR
1513 sq.ft. (140.5 sq.m.) approx.

1ST FLOOR
892 sq.ft. (82.6 sq.m.) approx.



TOTAL FLOOR AREA : 2404 sq.ft. (223.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**5 WENTWOOD VIEW, CALDICOT,
MONMOUTHSHIRE, NP26 4QG**

4 2 3 C

£550,000

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DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

OFFERS
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor.

Moon & Co, their clients and any joint agents give notice that:
1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts.
2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or consent.

Offered to the market for the first time in over 27 years, 5 Wentwood View. The property comprises an immaculately presented, detached four/five bedroom home having been extended by the current owners to provide fantastic accommodation suitable for the growing family and multi-generational living requirements. Situated in a most sought-after edge of town location, enjoying breath taking views over surrounding countryside to the rear yet retaining easy access to the town centre amenities and local schools. The well-planned accommodation comprises to the ground floor: entrance porch, reception hall, WC/cloakroom, lounge, fantastic open plan kitchen/dining/family room, utility and study/bedroom five. To the first floor there are four bedrooms including the principal with en-suite, as well as a four-piece family bathroom. Further benefits include an extensive private driveway to the front, integral double garage and a sizeable, beautifully landscaped garden to the rear, enjoying several dining/seating areas and a level lawn. We would strongly recommend a viewing to appreciate the quality and space this property has to offer.

Located in this most sought-after area on the outskirts of Caldicot town centre the property is close to local amenities, along with both primary and senior schooling, all of which are within walking distance. For those wishing to commute M4 access can be found at both Magor and in the neighbouring town of Chepstow, and there is a train station locally, with the main line at Severn Tunnel Junction a few miles away in Rogiet.

FAMILY BATHROOM

A good-sized room affording a four-piece suite to include walk-in corner shower cubicle with mains fed shower over, bath with hand-held shower attachment, low level WC and wash hand basin inset to vanity unit. Fully tiled walls and flooring. Frosted window to front elevation.

OUTSIDE

To the front of the property there is an extensive block-paved driveway providing parking for up to four vehicles. The gardens are well-maintained and comprise an area laid to lawn with a range of mature plants and shrubs leading to the front entrance and gated pedestrian access to both sides of the property leading to the rear garden. An electric roller shutter door leads from the driveway into the double garage.

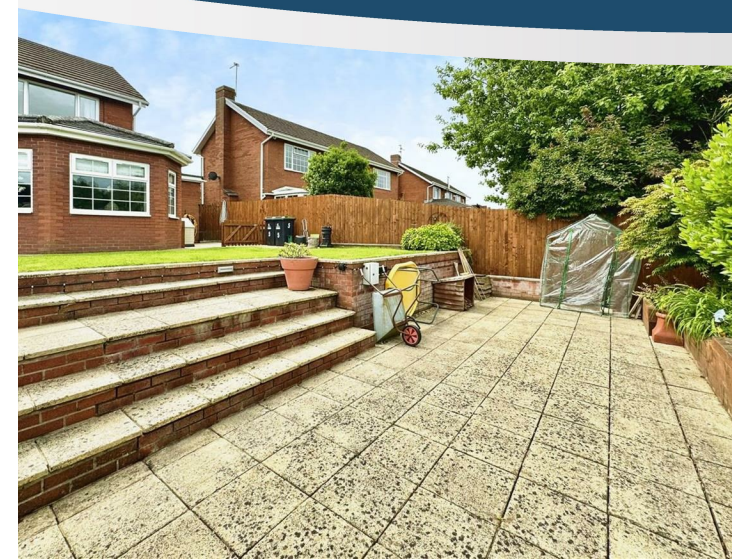
The rear garden is beautifully landscaped and of a very good size. Comprising a generous level lawn, perfect for children to play, as well as a sizeable, paved patio area and pergola. There is a useful store room which houses the redundant swimming pool boiler and pump. Steps lead down from the main garden to a further spacious paved patio area providing an excellent additional dining/entertaining/ BBQ area with a range of attractive plants and shrubs. The garden is fully enclosed by timber fencing to all sides and enjoys far-reaching views over surrounding countryside. This really is a super garden, in very good order and ideal for the entire family. The rear of the garden also benefits from outdoor lighting.

SERVICES

All mains services are connected, to include mains gas central heating.

AGENTS NOTES

The property has solar panels fitted and these are owned by the Vendors. Please ask the agents for any further information.

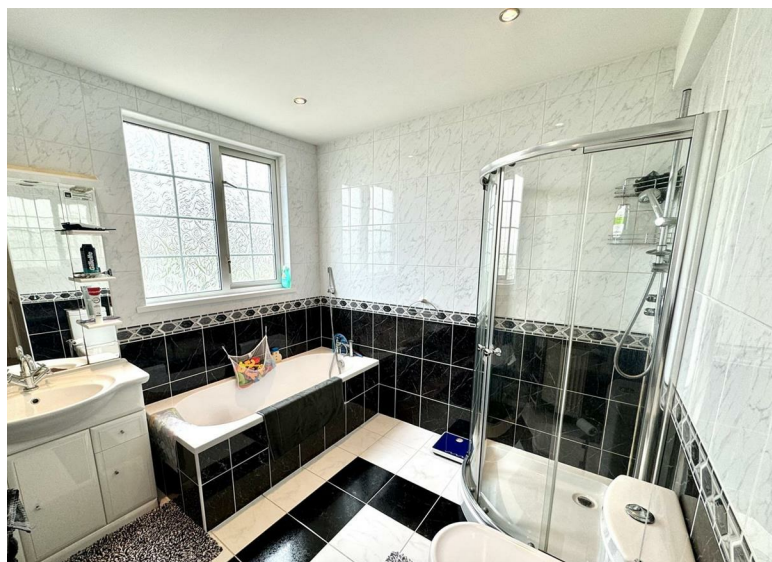


BEDROOM 3**3.83m x 2.60m (12'6" x 8'6")**

A double bedroom with built-in wardrobe. Window to front elevation. Wood effect flooring.

BEDROOM 4**3.48m x 1.93m (11'5" x 6'3")**

A single bedroom which could be utilised as a home office. Window to front elevation.

**GROUND FLOOR****ENTRANCE PORCH**

uPVC door with side panel to front elevation. Door to :-

ENTRANCE HALL

A very generous reception hall with window to side elevation. Wood effect flooring. Stairs to first floor.

CLOAKROOM/WC

Appointed with a two-piece suite to include low level WC and wash hand basin with mixer tap inset to vanity unit. Tiled flooring and part-tiled walls. Heated towel rail. Frosted window to front elevation.

LOUNGE**5.59m x 4.43m (18'4" x 14'6")**

A very well-proportioned reception room, affording a feature bay window to the front elevation overlooking the gardens. Feature fireplace with marble surround and inset gas fire. Wood effect flooring. Sliding patio door leading to the rear garden.



OPEN PLAN KITCHEN/DINING/FAMILY ROOM

A fantastic open plan room with French doors leading out from the dining area to the rear garden and Velux window. A very generous area providing ample space for a large dining table. Open plan to the kitchen comprising an extensive range of contemporary base and eye level storage units with granite worktops over and feature large central island providing additional storage and breakfast area. Inset sink with drainer. Integrated appliances include 4 ring electric hob with extractor over, eye level electric oven and separate grill, dishwasher and American style fridge/freezer. Sitting area to the rear affording windows overlooking the garden and French doors and Velux window. Travertine tiled floor throughout. Door to:-

UTILITY ROOM

3.70m x 2.42m (12'1" x 7'11")

A very useful room comprising an extensive range of base and eye level storage units with ample worktops over. Inset Belfast sink with mixer tap. Tiled splashbacks and flooring. Door to rear garden. Cupboard housing Worcester gas boiler (approximately 3 years old). Door to:-

STUDY

5.48m x 2.42m (17'11" x 7'11")

A versatile room with the potential to have as a fifth bedroom. Velux window and window to front elevation.



FIRST FLOOR STAIRS AND LANDING

Galleried landing providing access to all rooms. Loft access point. Airing cupboard housing emersion tank. Storage cupboard.

PRINCIPAL BEDROOM

6.81m x 2.98m (22'4" x 9'9")

A generous main bedroom affording fitted wardrobes to two sides. Two picture windows to rear elevation, enjoying attractive views over the garden and surrounding countryside. Double doors to :-

EN-SUITE

Comprising a modern neutral suite to include large walk-in shower with glass shower screen and mains fed shower over, low level WC and wash hand basin inset to vanity unit. Fully tiled walls and flooring. Frosted window to side elevation.

BEDROOM 2

3.76m x 2.98m (12'4" x 9'9")

A nice sized double bedroom benefitting from built-in wardrobes. Window to rear elevation, again enjoying views over the garden and surrounding countryside. Wood effect flooring.

