



Castle Lea, Caldicot

4 Bedrooms
2 Bathrooms
3 Receptions

£365,000



No Chain!

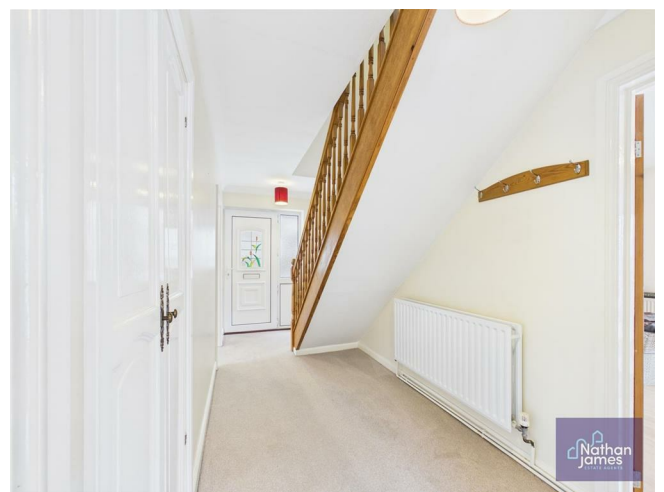
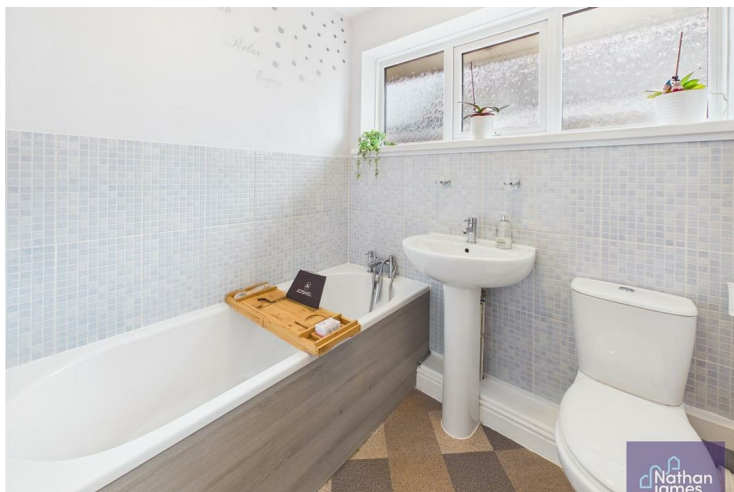
Welcome to the charming area of Castle Lea, Caldicot. This splendid detached dormer bungalow offers a perfect blend of space and comfort, making it an ideal choice for families, particularly those seeking a multi-generational home. The property boasts a generous reception room, kitchen and dining room providing ample space for all your needs.

With four well-proportioned bedrooms, this residence accommodates family living with ease. Two of the bedrooms, along with a conveniently located bathroom, are situated on the ground floor, making it suitable for those who prefer single-level living or require easy access. The upper floor features an additional two bedrooms and a shower room.

The exterior of the property is equally impressive, featuring a driveway and a garage at the rear, offering convenient parking and storage solutions. Also offering solar panels giving energy efficiency and offer benefits.

Location is key, and this home does not disappoint. It is ideally positioned with easy access to local shops, as well as the historic Caldicot Castle and its beautiful grounds, perfect for leisurely strolls and family outings.

In summary, this spacious bungalow is a fantastic opportunity for those looking for a versatile family home in a desirable location. With its thoughtful layout and proximity to local amenities, it is sure to appeal to a wide range of buyers.



Entrance Porch
8'1 x 5'6

Hallway
16'4 x 5'10

Lounge
11'4 x 17'5

Kitchen
10'6 x 8'3

Dining Room
10'6 x 8'5

Ground Floor Bathroom
5'5 x 6'10

Ground Floor Bedroom 1
14'6 x 9'9

Ground Floor Bedroom 2
10'10 x 10'4

Garage
8'1 x 16'3

Landing
3'11 x 5'0

First Floor Bedroom 1
10'10 x 14'9

First Floor Bedroom 2
10'10 x 10'4

First Floor Shower Room
5'5 x 5'7



Council Tax Band E



Approximate total area¹⁾
1262 ft²
Reduced headroom
17 ft²

(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		
(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	



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