



PORTSKEWETT

Guide price **£325,000**



1 MONUMENT CLOSE

Portskewett, Caldicot, Monmouthshire NP26 5UE



3 bedrooms, ensuite to principal bedroom
Spacious living room with media wall
Popular village location, close to local amenities

This beautifully presented semi-detached home effortlessly offers modern living, offering spacious accommodation throughout. 3 bedrooms and well-proportioned reception space, along with a dedicated dining area in the kitchen, and ensuite to the principal bedroom enhance the property, whilst externally there is a well enclosed garden and two off road parking spaces with a car charging point.

Situated in the village of Portskewett in Monmouthshire, the property enjoys a peaceful setting overlooking the village church to the front elevation, whilst remaining conveniently close to nearby towns such as Caldicot and Chepstow. With easy access to the M4 and a range of local amenities, schools, and scenic outdoor spaces - including Caldicot Castle, surrounding lakes, and coastal paths this location offers the best of both countryside living and connectivity.

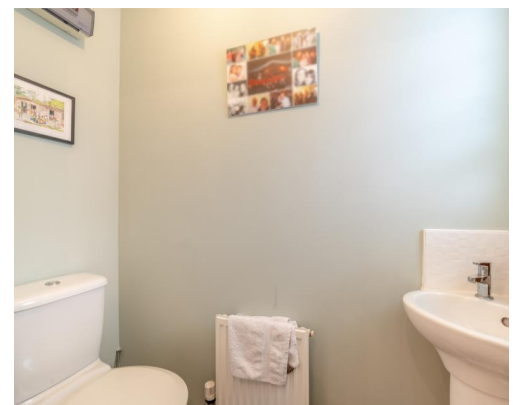


Guide price
£325,000



KEY FEATURES

- Well-presented semi-detached property
- Kitchen with dedicated dining area
- Ground floor cloakroom
- Well enclosed garden & 2 off road parking spaces
- Well connected for M4 commuting
- Viewing highly recommended



STEP INSIDE



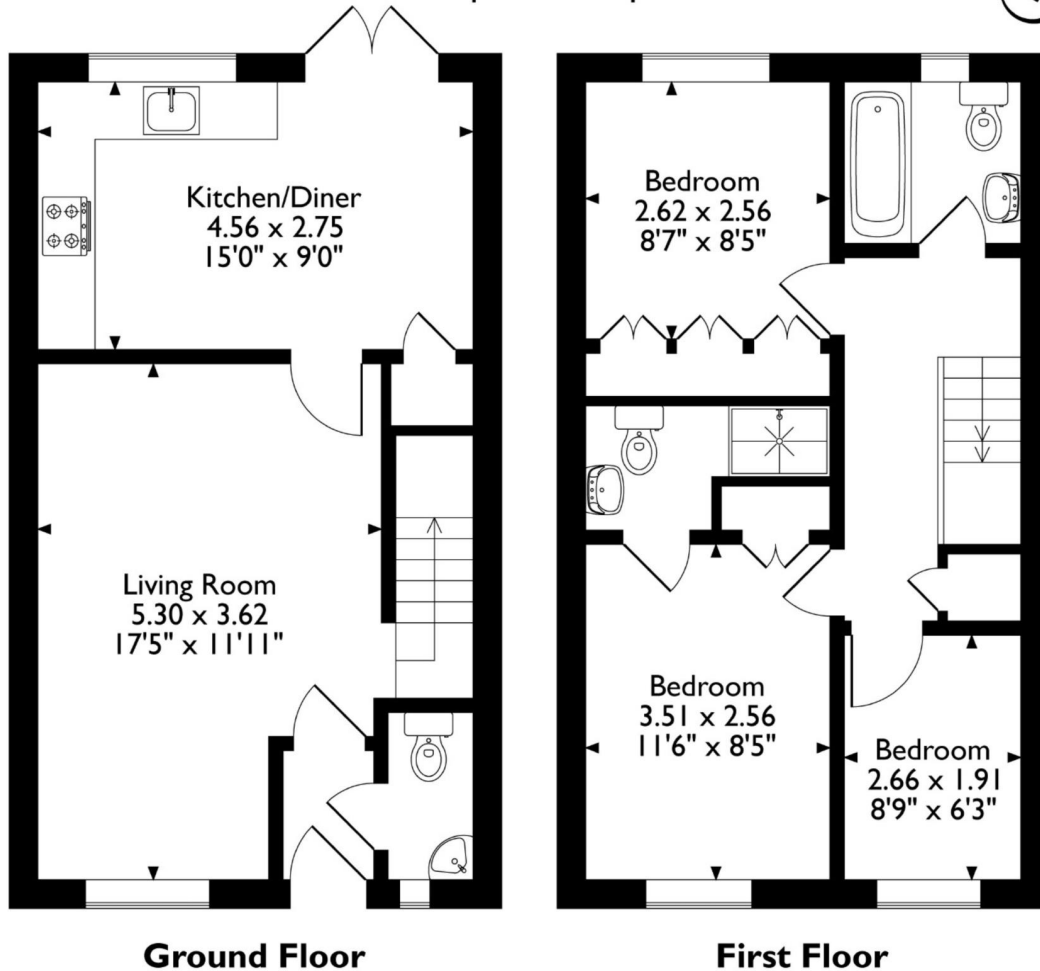
Step inside to a welcoming reception hall leading into a spacious living room, a bright front-facing space with flexible layout options and a striking bespoke media wall complete with shelving, storage, and ambient lighting.

The cloakroom sits off the hall fitted with a two-piece suite, while stairs rise to the first floor from the living room.

To the rear, the kitchen/dining room is designed for modern living, offering generous space with matt-finished units, quality worktops, integrated oven and hob, and French doors opening onto the sun terrace - perfect for indoor-outdoor flow.

There is also a dedicated dining area if required.

I, Monument Close Portskewett, Caldicot, Monmouthshire
 Approximate Gross Internal Area
 76 Sq M/818 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Upstairs, the principal bedroom enjoys lovely views of the village church, along with fitted mirrored wardrobes and a contemporary ensuite shower room.

The family bathroom is fitted with a clean, modern suite, completing this well-balanced and thoughtfully designed home.

A second double bedroom overlooks the garden and features an entire wall of bespoke built in wardrobes, while the third bedroom to the front provides a versatile single room or ideal home office.

STEP OUTSIDE



Step outside and the appeal continues. The front garden is designed for low-maintenance living, featuring a smart stone-chipped finish and charming views of the village church - an outlook also enjoyed from all front-facing internal rooms. A characterful walled boundary adds to the home's kerb appeal. To the rear, a fully enclosed garden offers a generous lawn and a paved sun terrace, perfect for relaxing or entertaining. Beyond the fence, you'll find two off-road parking spaces along with a convenient electric car charging point, adding a practical modern touch.

INFORMATION

Postcode: NP26 5UE
Tenure: Freehold
Tax Band: D
Heating: Gas
Drainage: Mains
EPC: C



DIRECTIONS

From Chepstow take the A48 road to Caldicot passing the St Pierre Golf & Country Club. At the roundabout take the first exit onto the B4245, continue without deviation and on entering Caldicot turn left at the Mitel roundabout onto Main Road. Continue through Portskewett and turn right over the bridge onto Sudbrook Road where the property is located on the left-hand side facing the church.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | 77 | 82 |
| (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 | |

30 High Street, Chepstow, NP16 5LJ
 01291 626262
 caldicot@archerandco.com
 www.archerandco.com



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.