



UNDY

Guide price **£375,000**



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# 7 THE PADDOCKS

Undy, Caldicot, Monmouthshire NP26 3TD



Immaculate throughout  
3 bedrooms Ensuite to principal bedroom  
No onward chain

The property enjoys a highly convenient location, perfectly positioned for access to well-regarded local schools and excellent transport links, with Junction 23A of the M4 just a short drive away - ideal for commuters.

At the heart of the nearby village of Magor lies its charming square, a vibrant focal point of the community. Here, residents can enjoy a variety of independent shops, cafés, restaurants, and traditional pubs, alongside everyday amenities including a supermarket, post office, and medical centre. Undy Primary School and the recently developed community hub are also within easy reach, enhancing the area's appeal for families.

The home itself is an immaculately presented, thoughtfully reconfigured three-bedroom detached property, extensively refurbished to a high standard by the current owners in 2019 and benefits from under floor heating throughout.

The contemporary kitchen is fully equipped with integrated appliances, and the entire property has been tastefully redecorated throughout, complemented by new flooring.



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### KEY FEATURES

- Superb detached refurbished property
- Reconfigured to ground floor to provide spacious open plan living
- Refitted kitchen and shower room/bathroom/cloakroom
- Landscaped rear garden with seating area and fire pit
- Off road parking for 2 cars plus garage
- Ideally located for primary schooling, local amenities & M4 access



# STEP INSIDE



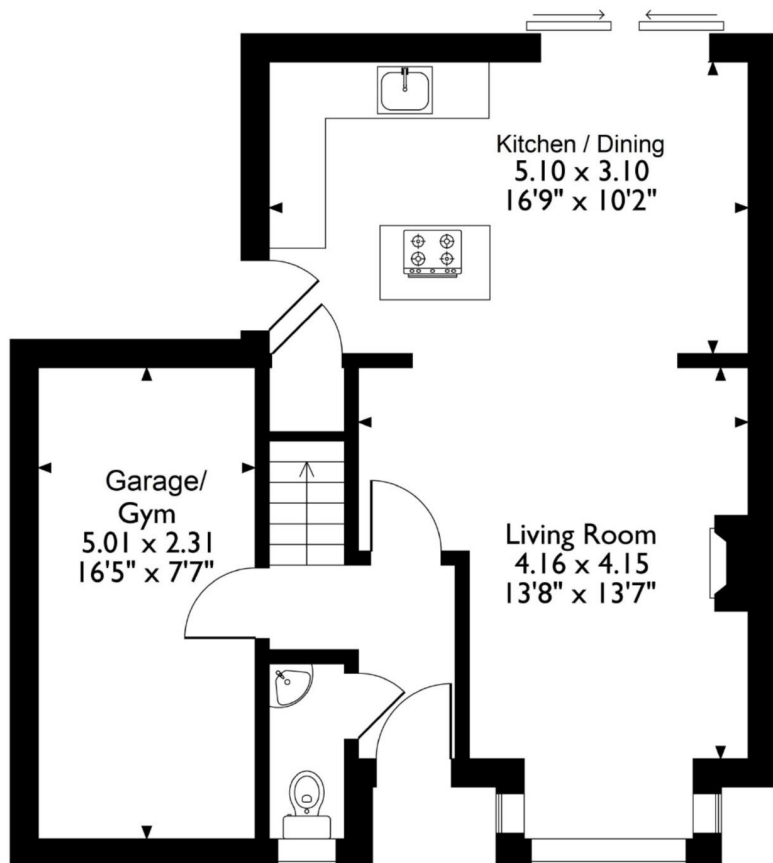
Stepping into the property, the ground floor has been transformed into a spacious, open-plan living area, designed to maximise natural light and create a seamless environment for both entertaining and everyday family living. Underfloor heating adds a touch of luxury, while the cloakroom, en-suite shower room, and family bathroom have all been stylishly updated.

The inviting reception hallway, sets the tone for the rest of the home. The ground floor is beautifully finished with attractive wooden flooring that flows seamlessly throughout, enhancing both warmth and continuity. From the hallway, there is access to all principal ground floor rooms, along with the staircase to the first floor, internal entry to the garage, and a conveniently located cloakroom. This cloakroom has been stylishly refitted with a modern two-piece white suite, offering both practicality and a fresh, contemporary feel. Glazed internal doors have been thoughtfully introduced, allowing natural light to travel effortlessly through the space. The ground floor itself has been cleverly reconfigured to maximise layout and usability - something that truly needs to be seen in person to be fully appreciated.

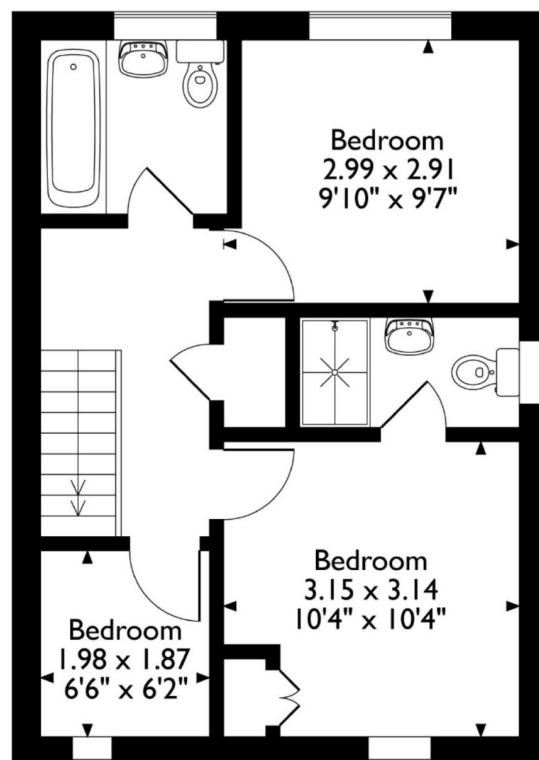
At the front of the property, the living room provides a stunning and versatile space, perfectly suited for both relaxed family living and entertaining guests. A large bay window floods the room with natural light, while a feature fireplace with an electric fire creates a cosy focal point. From here, a striking stone-clad open entrance leads into the kitchen, adding character and a sense of flow between the two areas.

The kitchen has been beautifully refitted and now boasts a range of sleek base and wall units, complemented by a central island that serves as both a practical workspace and an informal dining area. The island also incorporates the oven, hob, and dedicated wine storage. Integrated appliances also include a dishwasher and fridge freezer. Additional features include useful understairs storage, a rear-facing window overlooking the garden, and patio doors that open out to the outdoor space. A side door leads to a decked area, currently arranged as a patio, offering flexibility for a variety of uses.

7, The Paddocks Undy, Caldicot, Monmouthshire  
Approximate Gross Internal Area  
89 Sq M/958 Sq Ft



**Ground Floor**



**First Floor**

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 first floor continues to impress with a bright landing area, enhanced by a side-facing window that brings in extra natural light. From here, doors lead to all bedrooms, alongside loft access and a handy storage cupboard. The principal bedroom is a generously sized front-facing double room, complete with a built-in double wardrobe and stylish feature panelling to one wall. This room also benefits from a contemporary ensuite, which has been refitted to a high standard and includes a modern three-piece suite with an oversized shower cubicle. The space is fully tiled.

Bedroom two is another well-proportioned double room, positioned at the rear of the property and enjoying pleasant views over the garden. Bedroom three, currently used as a dressing room, offers a versatile single space that would equally serve as an ideal home office - perfect for those working remotely. Completing the first floor is the beautifully redesigned family bathroom, fitted with a modern three-piece white suite. A standout feature is the elegant oval-shaped bath with a freestanding tap. The room is fully tiled and enhanced by inset lighting, while a frosted rear window provides both natural light and privacy, rounding off this thoughtfully finished home.

# STEP OUTSIDE



Externally, the property is equally impressive. To the front, a driveway provides off-road parking for two vehicles and leads to a single garage, which is currently utilised as a home gym. The gym flooring will remain in place, while the sauna is available by separate negotiation, offering an appealing option for those seeking additional lifestyle features.

To the rear, the beautifully landscaped garden provides a superb outdoor retreat, featuring a sun terrace with semi-circular seating and a fire pit, providing an inviting and versatile space, perfect for entertaining or relaxing year-round. Steps leading up to a neatly maintained lawn bordered by established shrubs. The garden is fully enclosed by fencing, enhancing both privacy and security. A useful garden shed with power adds further practicality, making the space as functional as it is attractive. There is a lower decked area, which currently has a patio feature (accessed from the kitchen door) which can remain in situ if required. Overall, the garden offers a peaceful setting, ideal for family enjoyment and social gatherings alike.

## INFORMATION

Postcode: NP26 3TD

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

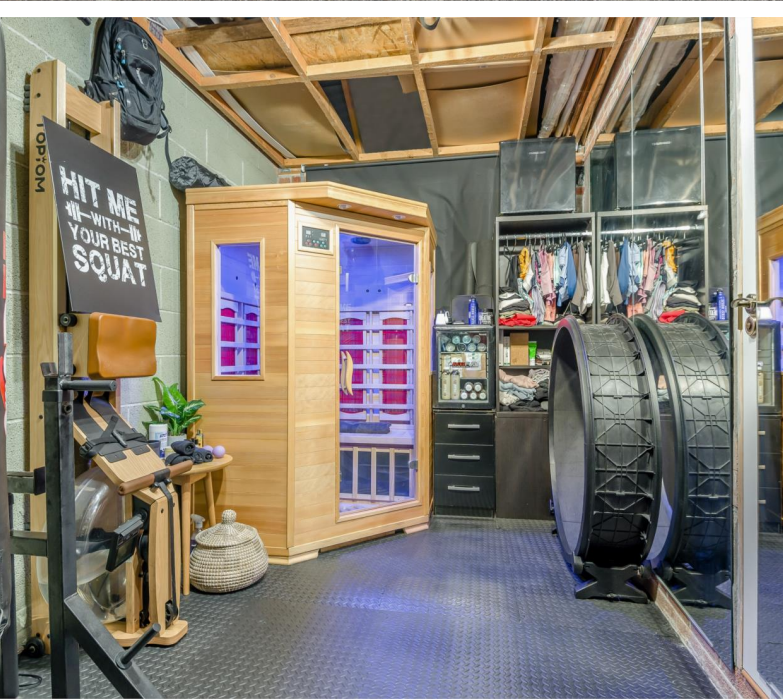
EPC: D





## DIRECTIONS

From Chepstow proceed from the High Beech Roundabout in the direction of Caldicot/Caerwent (3rd exit, signposted A48). Continue along this road passing St Pierre on the left-hand side and at the next roundabout take the 1st exit onto the B4245. Stay on this road for approx. 6 miles, bypassing Caldicot and travelling through Rogiet. On entering Undy pass the new Bellway development and the turning into Rockfield Grove, and take the next right turn into Manor Chase. Proceed and turn right into Tredegar Drive and at the bottom turn left into The Paddocks, the property is situated on the left-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(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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