



Martin Close, Rogiet, Caldicot

6 Bedrooms
2 Bathrooms
1 Receptions

£469,950



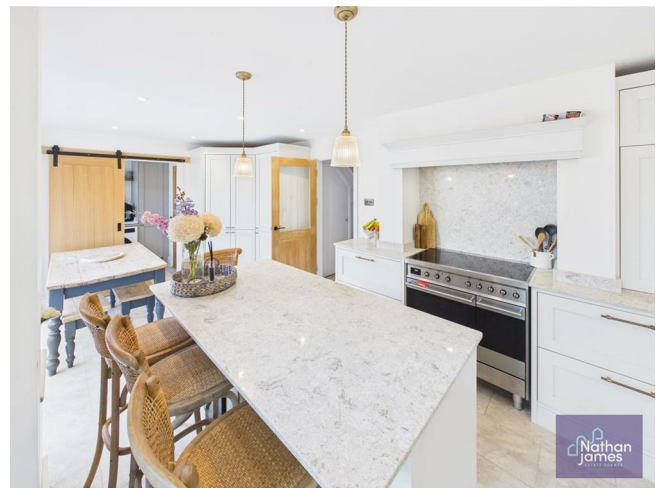
Located in the popular area of Martin Close, Rogiet, this impressive detached house offers a perfect blend of space and comfort for modern family living. With six bedrooms, this property is ideal for larger families or those who desire extra space for guests or a home office.

Upon entering, you are greeted by an inviting reception room, providing ample space for relaxation and entertaining. The beautifully extended kitchen/ diner provides a fabulous space for cooking and entertaining. Benefiting from bi folds and a ceiling lantern ensuring plentiful natural light and pretty garden views. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy family snug or a formal dining room for special occasions.

The house boasts two well-appointed bathrooms, and a ground floor cloakroom ensuring convenience for all residents and guests. This thoughtful layout enhances the functionality of the home, making busy mornings and family gatherings a breeze.

Outside, the property features driveway parking and a single integral garage, adding to the convenience of this delightful home. The fully enclosed rear garden offers plentiful seating areas surrounded by pretty planting. The local area of Rogiet is known for its friendly community and proximity to local amenities, making it an excellent choice for families and professionals alike.

In summary, this detached house on Martin Close is a rare find, offering spacious living in a desirable location. With its six bedrooms, two reception rooms, and three bathrooms, it presents an exceptional opportunity for those seeking a comfortable and versatile family home. Do not miss the chance to make this wonderful property your own.



Living Room

10'6x16'4

Kitchen/ Diner

20'3x9'9 10'4x12'6

Cloakroom

5'1x3'9

Utility

5'1x5'9

Hallway

6'3x15'3

Bedroom

11'2x13'3

En Suite

2'6x6'4

Bedroom

8'2x11'11

Bedroom

8'2x9'3

Bedroom

11'4x7'7

Bathroom

5'9x7'6

Bedroom

11'6x11'7

Bedroom

8'5x11'6

Landing

4'9x2'6





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	



8 Newport Road
 Caldicot
 Monmouthshire
 NP26 4HX
 01291 421600

nj@nathanjamesestateagents.co.uk
 nathanjamesestateagents.com