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Wentwood View, Caldicot
£545,000



About the property

A superb opportunity to acquire this beautifully presented five-bedroom detached family home, nestled in a quiet cul-de-sac within the highly desirable Wentwood View development. The ground floor accommodation includes an entrance hallway, cloakroom, spacious living room, dining room, well-appointed kitchen, utility room, and an additional sitting room. On the first floor, there are five generously sized bedrooms, including a master with en-suite, along with a modern family bathroom.

Externally, the property benefits from a double garage and driveway, with a separate storeroom to the rear. The home is set within enclosed front and rear gardens, offering both privacy and space for outdoor enjoyment.

Conveniently located between the town of Caldicot and the historic Roman village of Caerwent, the property is well placed for access to a variety of local amenities. Caldicot offers a wide selection of shops, leisure facilities, and both junior and senior schools. Excellent transport links are available, with nearby rail connections and easy access to the M4 and A48, making it ideal for commuting to Newport, Cardiff, and Bristol.

This beautifully maintained home combines space, style, and location - making it a perfect choice for families seeking a property of quality in a highly desirable area.

Accommodation

Summary

An exceptional opportunity to acquire this immaculately presented five-bedroom detached family residence, quietly positioned within a peaceful cul-de-sac in the prestigious and highly sought-after Wentwood View development. This impressive home offers spacious, versatile living accommodation, perfect for modern family life.

Upon entering, you are welcomed by a bright and airy entrance hallway that sets the tone for the rest of the property. The ground floor boasts a stylish and generously proportioned living room, ideal for relaxation or entertaining guests, while the adjoining formal dining room provides an elegant space for family meals and special occasions. A contemporary, well-equipped kitchen sits at the heart of the home, featuring ample storage and worktop space, complemented by a practical utility room. In addition, a separate sitting room offers further flexibility - ideal as a home office, playroom or cosy retreat. A conveniently located cloakroom completes the ground floor.

The first floor offers five well-appointed bedrooms, each thoughtfully designed to provide comfort and functionality. The spacious master bedroom benefits from a private en-suite shower room, while the remaining bedrooms are served by a modern and stylish family bathroom. Each room is beautifully presented and enjoys plenty of natural light.

Outside, the property continues to impress with its attractive and fully enclosed front and rear gardens - perfect for families and those who enjoy outdoor living. A double





garage and private driveway provide ample off-road parking, while a separate rear storeroom offers useful additional space for bikes, tools, or garden equipment.

Location

Ideally located between the thriving town of Caldicot and the charming Roman village of Caerwent, the home enjoys a wonderful blend of peaceful surroundings and convenient access to amenities. Caldicot offers an excellent range of facilities including well-regarded primary and secondary schools, a variety of shops, cafes, and leisure amenities. For commuters, the property is exceptionally well-connected with nearby rail links and easy access to the M4 and A48, offering straightforward routes to Newport, Cardiff, and Bristol.

Hallway

Enter via an opaque UPVC double glazed door with window to the front. Wood laminate flooring. Doors to WC, living room, dining room and double doors to under stairs storage cupboard. UPVC double glazed window to side elevation.

Wc

Comprising close coupled WC and wash hand basin set in vanity unit. Ceramic tile flooring. Opaque UPVC



double glazed window to front elevation. Radiator. Tiled splashbacks.

Living Room

17' 7" x 11' 8" (5.36m x 3.56m)
A bright and generously proportioned room featuring attractive wood-effect laminate flooring and large UPVC double glazed patio doors that open directly onto the rear garden, allowing for an abundance of natural light. A stylish focal point is provided by the feature fireplace with inset gas fire, creating a warm and inviting atmosphere. The space is further enhanced by two radiators, ensuring comfort throughout the year.

Dining Room

10' 5" x 8' 5" (3.17m x 2.57m)
UPVC double glazed window to front elevation. Wood laminate flooring. Radiator. Open to sitting room.

Sitting Room

16' 7" x 7' 8" (5.05m x 2.34m)
UPVC double glazed window to front elevation. Radiator. Wood laminate flooring.

Kitchen

7' 8" x 9' 5" (2.34m x 2.87m)



Fitted with a comprehensive range of base units topped with laminate work surfaces, this well-appointed kitchen features a one and a half bowl stainless steel sink with drainer. Integrated appliances include a double oven and a five-ring gas hob with a cooker hood above. Plumbing is in place for a dishwasher, and additional storage is provided by matching wall-mounted cupboards. A UPVC double glazed window to the rear elevation offers pleasant views and natural light, while inset spotlights provide a sleek, modern finish. A door leads conveniently through to the utility room.

Utility Room

7' 8" x 6' 2" (2.34m x 1.88m)
Base units with laminate worktop incorporating a stainless steel sink and drainer. Opaque UPVC double glazed door to rear garden. Wall cupboards. Wall mounted gas boiler.

First Floor Landing

Doors to bedrooms and bathroom. Radiator. Double door to storage cupboard.



Bedroom One

15' 7" x 12' 4" (4.75m x 3.76m)
A generously sized room benefiting from two UPVC double glazed windows to the rear and one to the side, allowing for excellent natural light. A fitted radiator provides warmth, and a door offers direct access to the en-suite bathroom.

Ensuite

Comprising close coupled WC, feature wash hand basin and a shower cubicle. Heated towel rail. Wood laminate flooring. Opaque PVC double glazed window to front elevation. Tiled splashbacks.

Bedroom Two

11' 7" x 11' 8" (3.53m x 3.56m)
UPVC double glazed window to rear elevation. Radiator.

Bedroom Three

9' 5" x 9' 5" (2.87m x 2.87m)
UPVC double glazed window to rear elevation. Radiator. Fitted double wardrobes.



Bedroom Four

10' 4" x 9' 5" (3.15m x 2.87m)
UPVC double glazed window to front elevation. Radiator.

Bedroom Five

10' 9" x 7' 5" (3.28m x 2.26m)
UPVC double glazed window to front elevation. Radiator

Bathroom

Comprising a close-coupled WC, a wash hand basin set within a contemporary vanity unit, and a panelled bath. Finished with tiled splashbacks and wood-effect laminate flooring, the room also features an opaque UPVC double glazed window to the rear elevation, providing both natural light and privacy.

Garage

19' 6" x 15' 7" (5.94m x 4.75m)
Power and light.

Store Room

9' 1" x 8' (2.77m x 2.44m)



Outside

To the front of the property, a driveway provides access to the garage, offering convenient off-road parking. The rear of the property features a beautifully landscaped, level garden, comprising a paved patio area ideal for outdoor dining and entertaining, along with a well-maintained lawn. Established flower beds add colour and interest, while secure fencing encloses the garden, offering privacy and a safe environment for children or pets.



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