



Trinity Close, Sudbrook

3 Bedrooms
1 Bathrooms
1 Receptions

£280,000



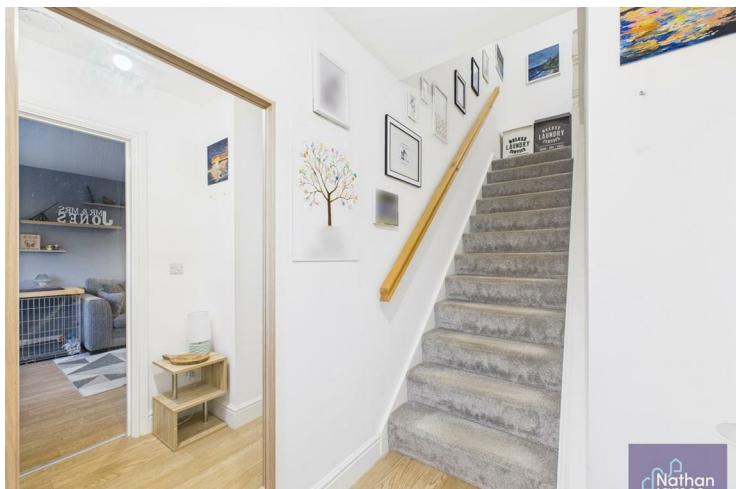
Nestled in the charming area of Sudbrook, Caldicot, this delightful house on Trinity Close offers a perfect blend of comfort and convenience. With a spacious reception rooms, this property provides ample space for both relaxation and entertaining. The inviting living areas are ideal for family gatherings or quiet evenings at home.

The house boasts three well-proportioned bedrooms, making it an excellent choice for families or those seeking extra space for guests or a home office. Each bedroom is designed to be a peaceful retreat, ensuring restful nights and rejuvenating mornings.

Completing this lovely home is a modern bathroom, thoughtfully designed to cater to your daily needs. The layout of the property is practical and functional, making it easy to navigate and enjoy.

Situated in a friendly neighbourhood, this property benefits from its proximity to local amenities, schools, and parks, with scenic estuary views, making it an ideal location for families and professionals alike. The surrounding area offers a sense of community while still providing easy access to the wider attractions of Caldicot and beyond.

In summary, this house on Trinity Close is a wonderful opportunity for those looking to settle in a welcoming environment. With its generous living space, comfortable bedrooms, and convenient location, it is sure to appeal to a variety of buyers. Do not miss the chance to make this charming property your new home.



Lounge
13'1 x 12'4

Kitchen
13'x 16'1

W/C
3'9 x 6'2

Bedroom 1
13'10 x 8'10

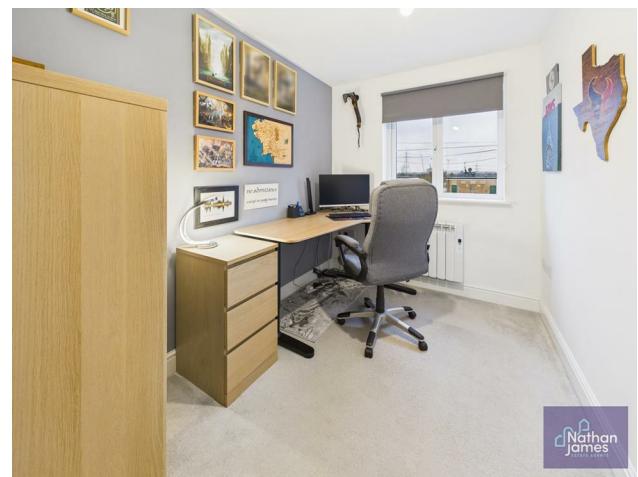
Bedroom 2
12'10 x 8'9

Bedroom 3
9'6 x 7'0

Bathroom
6' x 6'11

Landing
10'5 x 3'8

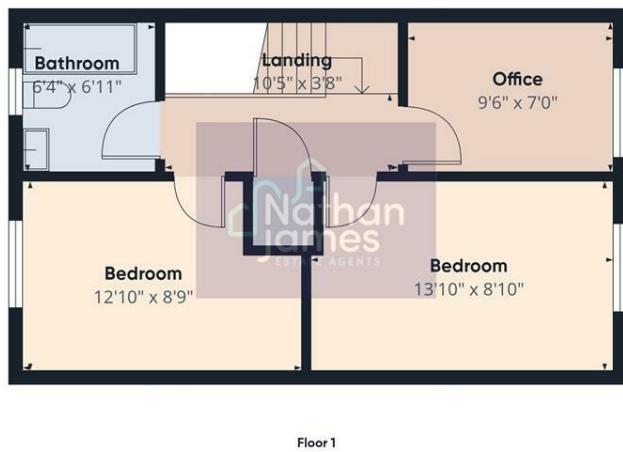
Hallway
6'1x4'9





Floor 0

Approximate total area⁽¹⁾
814 ft²



Floor 1

(1) Excluding balconies and terraces.

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	85	91
(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