



## Plover Crescent, £390,000

- DETACHED 5 BED HOUSE
- LARGE GARAGE AND DRIVEWAY
- PRIVATE GARDENS
- CLOSE TO LOCAL AMENITIES & SCHOOLS
- FAMILY FRIENDLY LOCATION
- EASY ACCESS FOR COMMUTING
- EPC Rating: Awaited
- Council Tax: E



 6  2  2



## About the property

An exceptional opportunity to acquire this substantial five-bedroom, detached home, ideally positioned within a sought-after, cul-de-sac location in Caldicot. Offering generous and versatile living accommodation across two floors, the property also presents the potential to create a sixth bedroom, making it perfect for growing families. The ground floor is thoughtfully arranged to provide excellent flow and practicality featuring a welcoming living room, dining room, well-appointed kitchen and a convenient downstairs W.C. A separate family room offers additional flexibility and could easily serve as a sixth bedroom or home office space.

Upstairs the property continues to impress, presenting five well-proportioned bedrooms all served by a family bathroom ensuring ample space for family living. Externally the property boasts a large rear garden, ideal for entertaining and family use, a private driveway and a large garage complete with an electric door.

Requiring some modernisation, this property offers fantastic potential to create a truly stunning home tailored to your needs. Plover Close is well regarded for its family friendly setting and excellent transport links offering easy access for commuting to Newport, Cardiff and Bristol. Close to Caldicot town, local amenities and nearby reputable schools, this is the ideal location for modern families.

## Accommodation

**Living Room** - 21' 2" x 10' 8" ( 6.45m x 3.25m )

**Kitchen** - 13' 7" x 7' 10" ( 4.14m x 2.39m )

**Dining Room** - 10' 6" x 8' 7" ( 3.20m x 2.62m )

**Bedroom 1** - 11' 9" x 9' 10" ( 3.58m x 3.00m )

**Bedroom 2** - 11' 3" x 9' 1" ( 3.43m x 2.77m )

**Bedroom 3** - 12' x 7' 10" ( 3.66m x 2.39m )

**Bedroom 4** - 10' 11" x 7' 10" ( 3.33m x 2.39m )

**Bedroom 5** - 7' 7" x 6' 9" ( 2.31m x 2.06m )

**Bedroom 6** - 15' 9" x 7' 11" ( 4.80m x 2.41m )

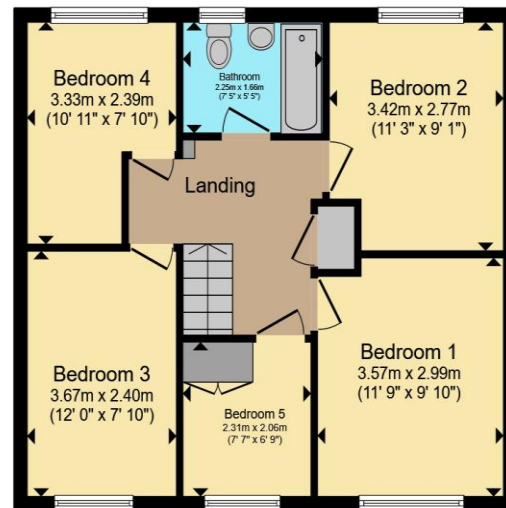
**Bathroom** - 7' 5" x 5' 5" ( 2.26m x 1.65m )



## Floorplan



**Ground Floor**



**First Floor**

Total floor area 116.6 m<sup>2</sup> (1,255 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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