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Margretts Way, Caldicot

guide price £475,000- £500,000

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About the property

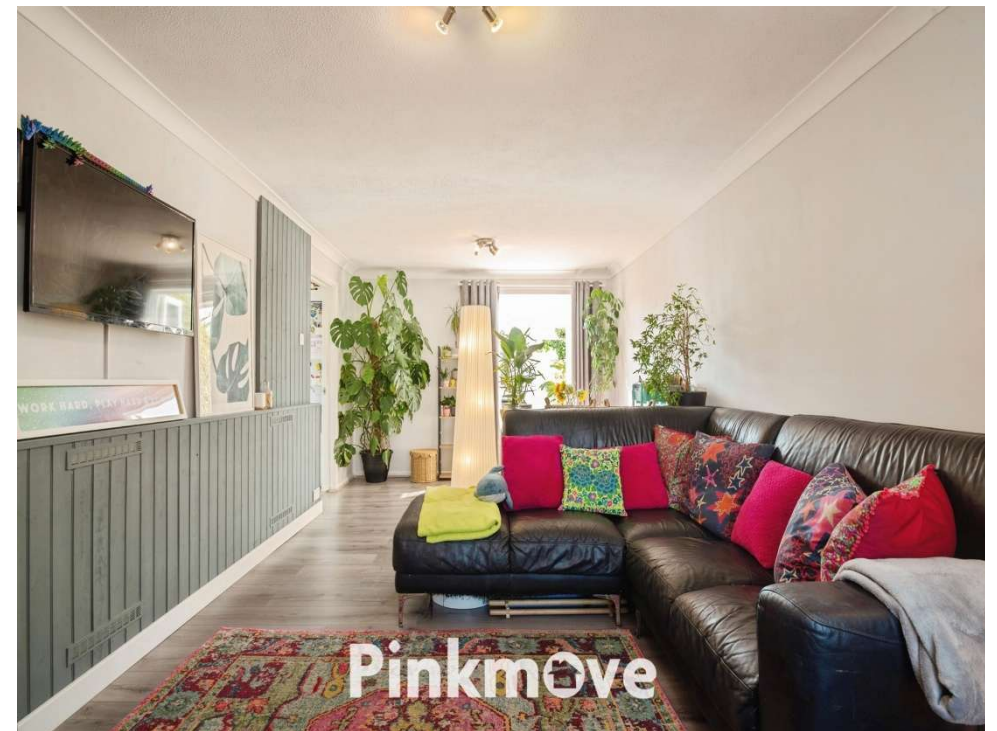
Situated within the highly desirable Margretts Way development, this exceptional detached residence offers a rare opportunity to acquire a spacious family home with a superb newly built self-contained annexe. Ideal for multi-generational living, guest accommodation, home working or potential rental income (subject to any necessary consents), this versatile property provides outstanding flexibility.

The main residence comprises a welcoming entrance hall, generous lounge, fitted kitchen, family bathroom and well-proportioned bedrooms. Beautifully presented throughout, the home combines comfort, practicality and space for modern family living.

A standout feature is the high-specification annexe, arranged over two floors and offering independent living accommodation including a lounge, fitted kitchen, bathroom and sleeping area, further enhancing the property's appeal.

Externally, the property benefits from private gardens, off-road parking and a desirable position within a peaceful cul-de-sac.

Conveniently located close to Caldicot town centre and excellent transport links, the property provides easy access to Newport, Cardiff and Bristol, making it an ideal choice for commuters and growing families.





Accommodation

Kitchen

Office

Living Room

Kitchen

Wc

Bedroom 1

En-Suite

Bedroom 2

Bedroom 3

Bedroom 4

Bathroom

Shower Room

Kitchen

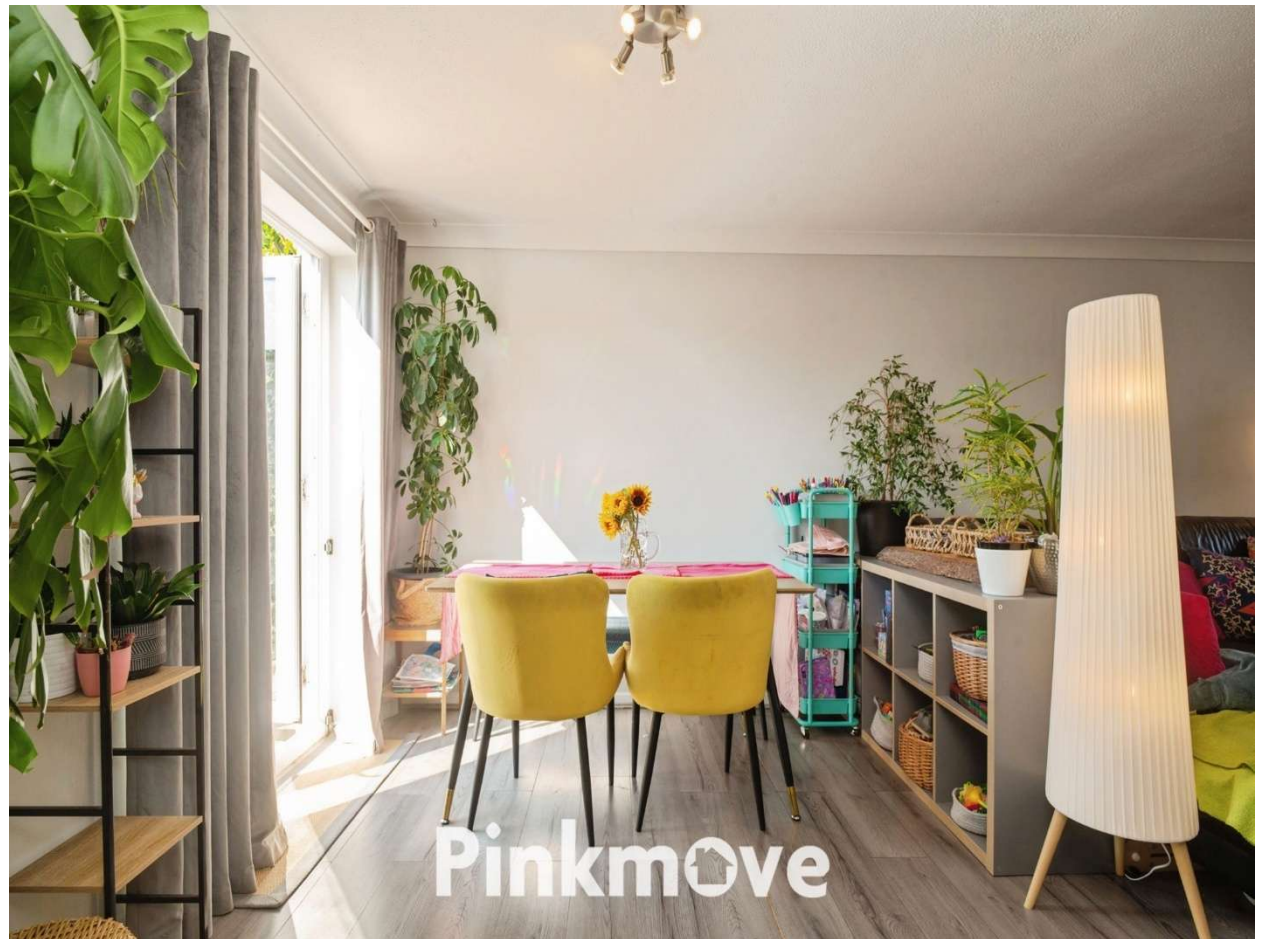
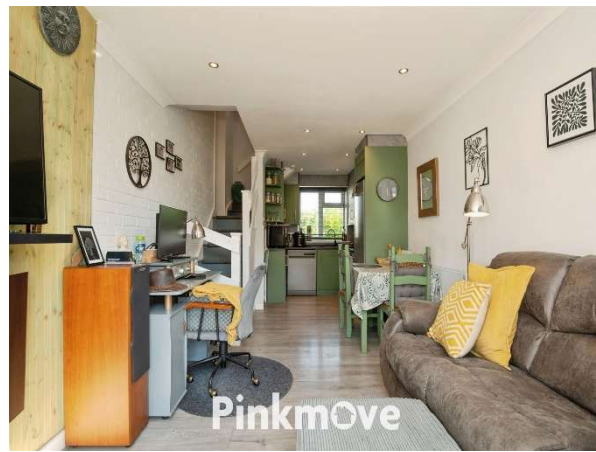
Agents Note

Disclosure of Interest: In accordance with the Estate Agents Act 1979, we hereby disclose that the seller of this property is a relative of, or has a personal connection with, an employee of Connells Group. This information is provided in the interests of transparency and to ensure compliance with our obligations under the Act.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



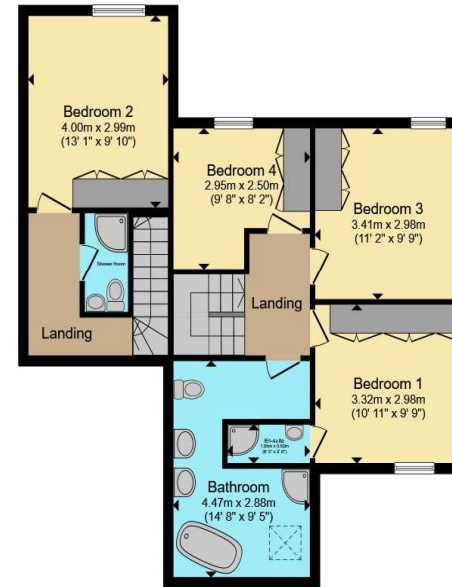




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Ground Floor



First Floor

Total floor area 151.1 sq.m. (1,626 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.focalagent.com

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Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.