



 Nathan  
James  
ESTATE AGENTS

## Trinity Close, Caldicot

3 Bedrooms  
2 Bathrooms  
1 Receptions

£290,000

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Trinity Close offers a delightful blend of comfort and convenience. Built in 2021, the property comes with a five-year NHBC warranty, ensuring peace of mind for its new owners.

The home features a well-designed layout, comprising three spacious bedrooms and two bathrooms. On the first floor, you will find two inviting bedrooms along with a family bathroom, while the second storey boasts bedroom one, complete with an en-suite shower room, providing a private retreat for relaxation.

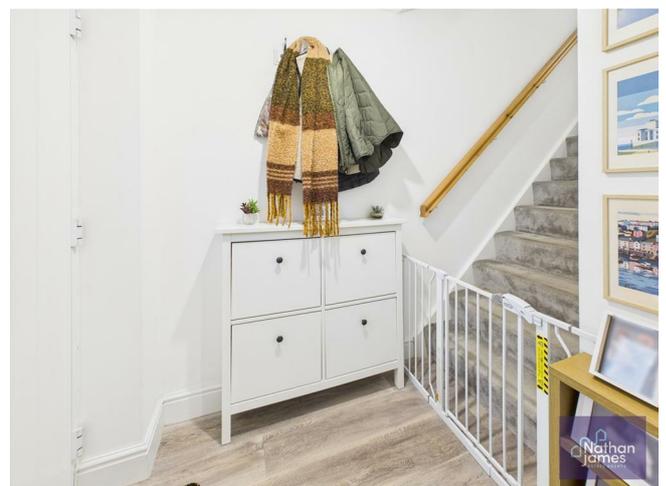
The ground floor is designed for modern living, featuring a welcoming lounge that flows seamlessly into an open-plan kitchen / diner. This space is perfect for entertaining guests or enjoying family meals. Additionally, a convenient W/C is located on this level, enhancing the practicality of the home.

One of the standout features of this property is the stunning views of the Severn Estuary, which can be enjoyed from various vantage points within the home. The picturesque surroundings add to the overall appeal, making it a perfect place to unwind.

Step outside to discover the enclosed rear garden, a lovely outdoor space that includes a patio area, perfect for al fresco dining or enjoying a morning coffee. The matching pathway leads to a rear gate, offering easy access to the three driving spaces provided, while the grassy section provides a wonderful spot for children to play or for gardening enthusiasts to cultivate their green fingers.

Moreover, the location is highly advantageous, with local amenities just a few minutes away. Residents will appreciate the proximity to essential services, including doctors, schools, Asda & Aldi located in Caldicot, ensuring that daily needs are easily met.

In summary, this terraced house on Trinity Close is an excellent opportunity for those seeking a modern home in a tranquil setting, with the added benefit of beautiful views and convenient access to local amenities.



Entrance hallway

4'9 x 4'5

Lounge

12'11 x 10'5

W/C

3'9 x 6'1

Kitchen / Diner

9'8 x 13'11

First Floor Landing

12'7 x 3'0

Bedroom 2

9'7 x 11'4

Bathroom

6'5 x 7'4

Bedroom 3

10'4 x 7'4

Second Floor Landing

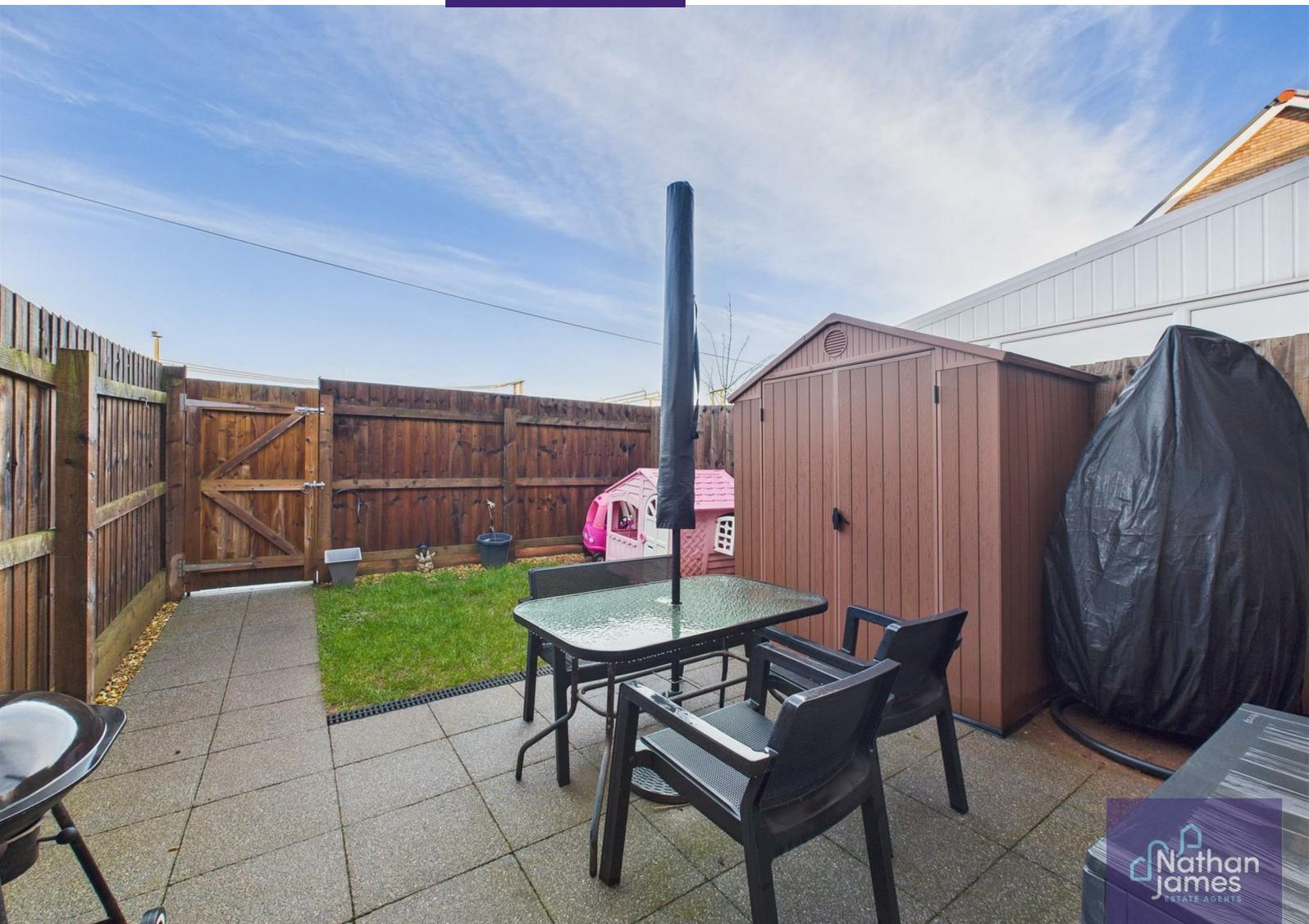
3'10 x 3'3

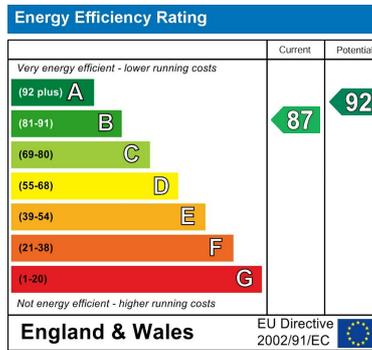
Bedroom 1

9'10 x 10'5

En-suite

6'0 x 7'2





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