



**Nathan
James**
ESTATE AGENTS

Church Road, Caldicot

3 Bedrooms
1 Bathrooms
3 Receptions

£350,000

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Located on Church Road in the charming town of Caldicot, this outstanding detached family home offers a perfect blend of comfort and convenience. Spanning an impressive 1,187 square feet, the property boasts three well-proportioned bedrooms, making it an ideal choice for families seeking space.

Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertainment. The open-plan kitchen and dining area create a warm and welcoming atmosphere. Additionally, a snug or office space is available, offering versatility for those who may wish to work from home or enjoy a quiet reading nook.

The property features a convenient downstairs w/c, enhancing the practicality of the living space. Outside, the lovely gardens provide a serene retreat, ideal for hosting summer barbecues. With parking available for multiple vehicles, and a single detached garage, this home caters to the needs of modern family life.

Situated in a prime location, this property offers easy access to the M4 corridor, making it an excellent choice for commuters. The surrounding area is rich in amenities and a short walk to Caldicot Castle and its beautiful grounds.

In summary, this delightful detached house on Church Road is not just a home; it is a lifestyle choice that combines comfort, convenience. Do not miss the opportunity to make this wonderful property your own.



Entrance Hallway

7'7 x 14'8

Lounge

15'1 x 14'9

Snug / Office

10'2 x 8'8

Kitchen

12'10 x 10'1

Dining Room

12'6 x 8'10

W/C

4'2 x 2'11

Landing

6'0 x 8'3

Bedroom 1

12'5 x 13'1

Bedroom 2

13'6 x 10'8

Bedroom 3

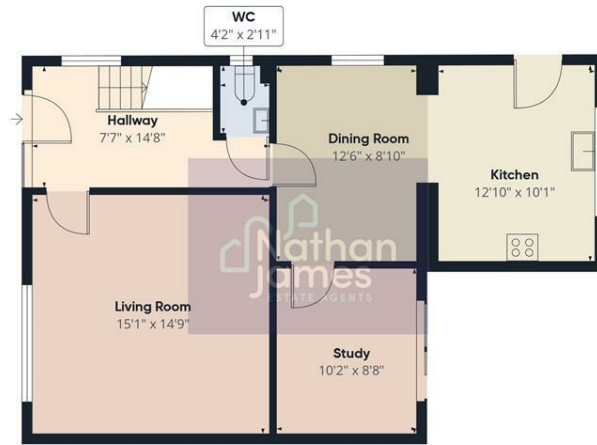
6'11 x 9'7

Bathroom

9'4 x 5'6



Council Tax Band F



Floor 0



Floor 1

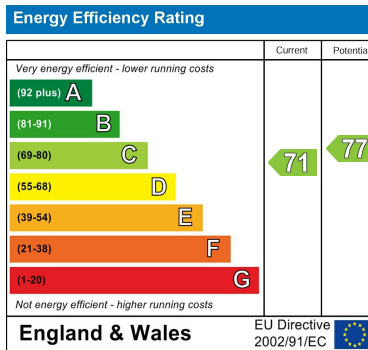


Approximate total area¹⁾
1187 ft²

(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



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