



CALDICOT

Guide price **£490,000**



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# 10 HEOL SIRHOWY

Monmouthshire NP26 4RD



Double garage & off road parking  
Fantastic conservatory  
Enclosed rear westerly facing rear garden

Located within a popular Redrow development built just over 11 years ago, this spacious detached property really does tick many boxes and is perfectly made for family living and entertaining. In a prominent position at the end of a private cul-de-sac and over looking open park land to the front.

Situated on the outskirts of Caldicot town centre the property is within walking distance of the beautiful grounds of Caldicot Castle & Country Park.

The town of Caldicot offers a range of amenities to include both primary and comprehensive schooling. Only a short distance drive from the property the A48 links to both Chepstow and The Coldra, where M4 access can be found.





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### KEY FEATURES

- Executive detached family property
- Four good sized bedrooms
- Well planned living accommodation
- Open aspect to the front elevation
- Study
- Cul-de-sac location with private rear garden





# STEP INSIDE



Welcomed by a spacious reception hall, all ground floor rooms lead off the hallway, this includes the ground floor cloakroom which is fitted with a two piece modern suite.

The heart of this family home is the open plan kitchen with dining area. There is ample space for a dining table and access to a superb conservatory.

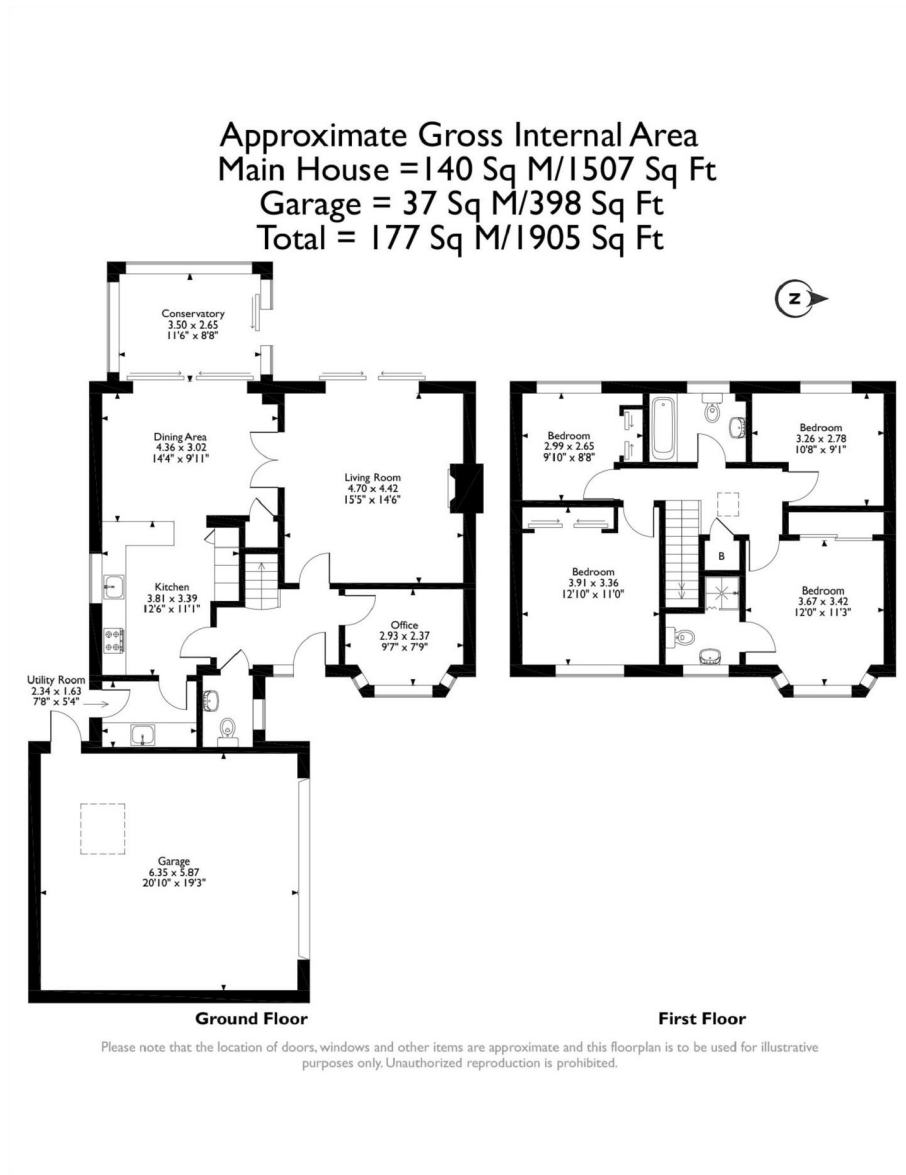
The kitchen offers an extensive range of high gloss fronted cream base and wall units, complimented by wood effect work surfaces. Integrated appliances comprise of a dishwasher, four ring gas hob with canopied extractor fan over, oven with built in microwave and a fridge freezer. The kitchen also benefits from a slide out pantry drawer and basketed storage.

A useful utility room is located off the kitchen, a door gives access to the side elevation and units are fitted to match those in the kitchen.

Then as previously mentioned a spacious conservatory has been added, this is heated to provide all year round use and overlooks the rear garden. The conservatory has been fitted with extra sockets and patio doors lead to the rear sun terrace.

There are two additional reception rooms to the ground floor, the study faces to the front elevation and provides an ideal setting for those wishing to work from home, whilst the impressive living room again overlooks the rear elevation, benefitting from garden views.

There are French doors leading to the sun terrace and a feature fire surround with an inset electric fire.



Then to the first floor, there are four good sized bedrooms. The principal bedroom has an aspect across open grounds and distant views of the Severn Estuary.

The bedroom benefits from a built in wardrobe and an en-suite shower room, fitted with a three piece suite.

Bedroom two will accommodate a double bed and shares similar views to the principal bedroom this room also has a built in wardrobe, whilst bedrooms three and four also provide good sized rooms and we are advised that the wardrobe will be left in bedroom four.

The family bathroom is fitted with a three piece suite in white to include a bath with shower over.



# STEP OUTSIDE



Then stepping outside, the property is approached via a shared driveway serving two other properties. There is off road parking in front of the double garage which has an up and over door, electric light and power, along with access to the central heating boiler and loft area providing additional storage.

As previously mentioned the rear garden is west facing and provides a good amount of privacy. There is a paved sun terrace and decked area, the garden has a selection of established shrubs and trees and is well bounded by fencing.

## INFORMATION

Postcode: NP26 4RD  
Tenure: Freehold  
Tax Band: F  
Heating: Gas  
Drainage: Mains  
EPC: C








## DIRECTIONS

From Chepstow proceed along the A48 in the direction of Caerwent, passing St Pierre Golf & Country Club on the left-hand side. At the roundabout continue straight over, continuing along the A48. On entering the dual carriageway (and passing the farm shop on the left), turn left just after the speed camera into the village of Caerwent. Continue and take a left turn (to Caldicot) just prior to The Coach & Horses pub. Continue along this road without deviation (do not turn right on to Dewstow Road). At the roundabout take the first turn into Heol Trothy and at the T junction turn right into Heol Sirhowy where following the numbering the property can be found on the right hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	88
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.