



55 Wentwood View

Caldicot, Monmouthshire, NP26 4QH



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- Detached four-bedroom family home
- Lounge with bay window and French doors to garden
- Dining room
- Modern kitchen with integrated appliances
- Principal bedroom with fitted wardrobes and en-suite bathroom
- Two further well-proportioned double bedrooms and a single bedroom
- Integral garage plus second attached garage
- Attractive enclosed rear garden with pond and seating area
- Walking Distance to Caldicot Castle, Country Park & Local Schools/ Amenities
- Convenient Commutable Access to M4/ M48 Motorway & A48

Guide Price
£499,950

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Description

A spacious detached property which occupies a generous plot within a quiet cul-de-sac setting in a highly sought-after residential location. Offering well-planned and versatile accommodation, the property is ideally suited to a range of buyers. The ground floor comprises a welcoming entrance hall, lounge, dining room, kitchen and cloakroom. To the first floor, there are four well-proportioned bedrooms with the principal bedroom benefitting from a full en suite bathroom and a family shower room, providing ample space for growing families or those seeking flexible accommodation. Further benefits include an integral garage, a further attached garage, two private driveways offering parking for numerous vehicles and established front and rear gardens, offering excellent outdoor space for relaxing and entertaining.

Situation

This desirable location is within walking distance of Caldicot Castle and Country Park as well as being close to the local amenities, junior and comprehensive schools are also nearby. Bus and rail links, the A48, M48 and M4 motorway network bring Newport, Cardiff and Bristol within easy commuting distance.

Ground Floor Accommodation

Enter the property via a welcoming and generously sized reception hall, with a staircase rising to the first floor and doors leading to the principal reception rooms. A useful cloakroom is fitted with a WC and wash hand basin. The lounge is a spacious and inviting reception room, enjoying a front-facing bay window and featuring a fireplace, creating an attractive focal point to the room. French doors open directly onto the rear garden, allowing for excellent indoor-outdoor flow. The dining room, is accessed from the hallway and provides an excellent space for both family living and entertaining. The kitchen has been thoughtfully updated and is fitted with a range of wall and base units topped with stylish gloss granite work surfaces, incorporating an inset sink, integrated fridge/freezer, double oven and five-ring hob with extractor hood above. Offering ample space, this room enjoys a pleasant outlook over the rear garden. Leading from the kitchen is a practical utility area located to the rear of the integral garage, providing additional storage and space for laundry appliances, wall mounted combi boiler, together with convenient access to the rear garden. The integral garage itself offers useful storage and parking, benefiting from power and lighting and electric doors for added convenience.

First Floor Accommodation

A staircase rises from the entrance hall to the first-floor landing, where doors lead to all rooms, along with a useful linen cupboard. There are four well-proportioned bedrooms, with the principal bedroom benefitting from fitted wardrobes and a modern en suite bathroom, fitted with a bath, WC and wash hand basin. The remaining three bedrooms are all comfortable double rooms. The family bathroom is fitted with a steam/shower enclosure with monsoon shower & body jets, WC and vanity wash hand basin, serving the remaining bedrooms.

Outside

To the front of the property, two separate driveways provide generous off-road parking for multiple vehicles. In addition to the integral garage, the property also benefits from an attached second garage, offering excellent storage, workshop, home office or annexe potential, subject to the necessary planning consents. The front garden is attractively arranged and provides an appealing approach to the property. The rear garden is enclosed and thoughtfully arranged, featuring an attractive pond and paved seating area ideal for outdoor dining and entertaining, alongside a level lawn creating an ideal space for families and relaxation.

Tenure

We are informed the property is Freehold. Intended purchasers should make their own enquiries via their solicitor.

Services

Mains electric, gas, water and drainage.
EPC Rating: D

Local Authority

Monmouthshire County Council
Council tax band: F

Viewing

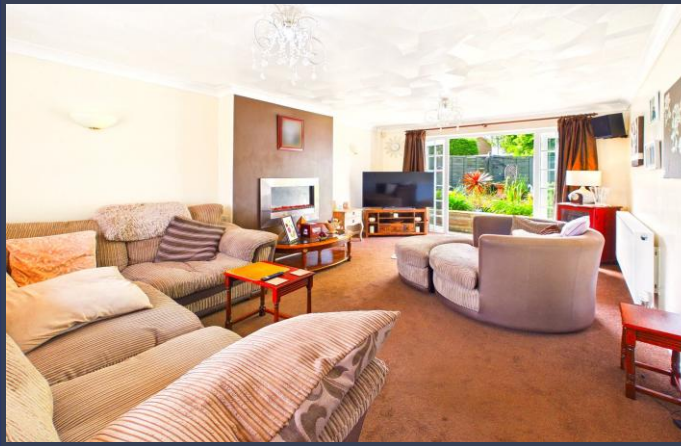
Strictly by appointment with the Agents:
David James, Chepstow

PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

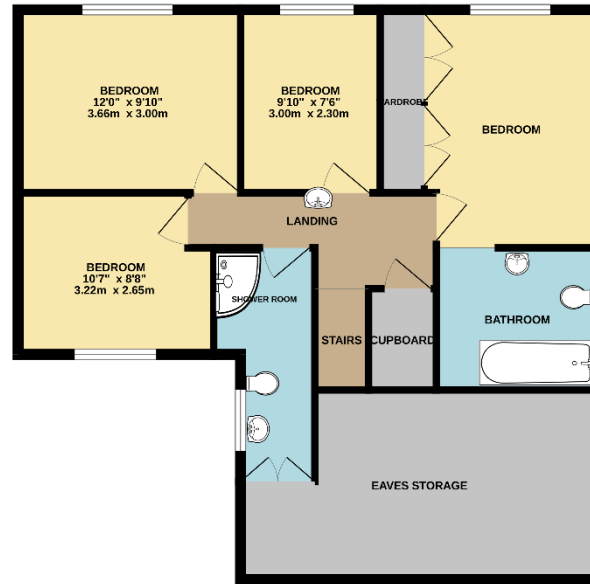
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GROUND FLOOR
1033 sq.ft. (95.9 sq.m.) approx.



1ST FLOOR
815 sq.ft. (75.7 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

