DAVIS
& SONS ESTATE AGENTS

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73 Main Road
Portskewett
Caldicot
Mon
NP26 5UG

£460,000

- Beautiful Period Red Brick Home with Countryside Views
- Superb Kitchen-Dining & Family Room
- Lounge with Wood burning Stove
- Groundfloor Bathroom & 1st Floor Shower Room
- Five Bedrooms Including Loft Conversion
- Excellent Front & Rear Gardens
- Double Garage/Workshop
- Driveway to front and further parking to the rear

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Ref: PRD11647

Viewing Instructions: Strictly By Appointment Only

General Description

Draft**Beautifully presented throughout, this impressive period red brick home is situated in the highly sought-after village of Portskewett, enjoying countryside views to the rear. The spacious accommodation includes a generous rear kitchen extension, creating a superb open-plan kitchen, dining and family space with doors opening onto the low-maintenance rear garden. A separate lounge, additional family room and laundry add to the versatile living space. Upstairs are five bedrooms, including a generous loft room, and a modern family shower room.A particular highlight is the substantial double garage/workshop, complemented by driveways to both the front and rear, making this an ideal family home within a lovely Village. Excellent transport link by both car and rail mean commuting is easy and accessible. Call us today to arrange to view

Accommodation

Reception Hall / Study

UPVC double glazed entrance door and windows,plantation shutters, LVT flooring, under floor heating, built in storage and study area

Kitchen/Dining/Family/Lounge (35' 0" Max x 20' 06" Max) or (10.67m Max x 6.25m Max)

Lounge Area- UPVC double glazed window, plantation shutters, LVT flooring, fireplace with wood burning stove, radiator.
Kitchen/Dining/Family Room- Bifold doors to the rear garden, Velux windows, UPVC double glazed window, LVT flooring, under floor heating, fireplace wood burning stove, fantastic range of solid wood units with quartz worktops and upstands, belfast ceramic sink, two eye level electric ovens, microwave, five ring gas hob, extractor, integrated fridge freezer, dishwasher, refuse storage, island with quartz worktops.

Ground Floor Bathroom (9' 03" Max x 7' 03" Max) or (2.82m Max x 2.21m Max)

UPVC double glazed window, LVT flooring, wash hand basin within vanity, WC, freestanding bath, radiator.
Utility cupboard with window, space and plumbing for washing machine & tumble dryer.

Stairs & Landing

UPVC double glazed window, radiator.

Bedroom Two (11' 09" Max x 10' 02" Max) or (3.58m Max x 3.10m Max)

UPVC double glazed window, radiator, built in wardrobe.

Bedroom Three (9' 0" Max x 8' 08" Min) or (2.74m Max x 2.64m Min)

UPVC double glazed window, radiator

Bedroom Four (8' 09" x 6' 11") or (2.67m x 2.11m)

UPVC double glazed window, laminate flooring, radiator.

Bedroom Five (9' 02" Max x 7' 02" Max) or (2.79m Max x 2.18m Max)

UPVC double glazed windows, radiator, over stair storage cupboard.

Bathroom (12' 06" x 3' 10") or (3.81m x 1.17m)

UPVC double glazed windows, vinyl flooring, partially tiled walls, WC, wash hand basin, towel radiator, double shower cubicle with mains shower.

Bedroom One (14' 02" x 13' 05") or (4.32m x 4.09m)

Staircase leading to Converted loft space . Two Velux windows, UPVC double glazed window, radiator, eaves storage.

Double Garage (27' 08" x 12' 02") or (8.43m x 3.71m)

Electric roller door, courtesy door to rear garden, UPVC double glazed window, power & lighting, plumbing for washing machine, WC, covered seating area to front of garage.

Outside Front

Fence and walled boundaries, driveway parking for multiple vehicles, gated access to the rear garden, security lighting.

Outside Rear

Fenced boundaries, resin seating area with attractive low wall border, pathway leads to low maintenance artificial lawn, sunken trampoline, attractive raised beds with established plants, access to front driveway, rear lane and garage.

Tenure

We are advised that the property is Freehold, although prospective purchasers should check this with their solicitors.

Services

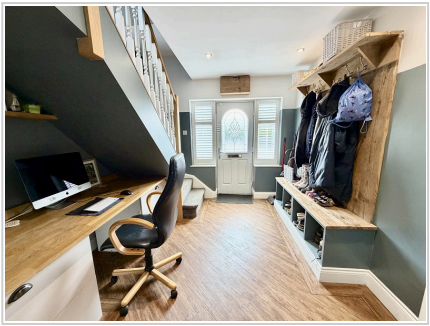
EPC Rating:67

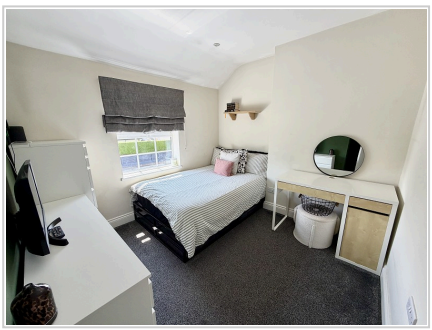
Tenure

We are informed that the tenure is Freehold

Council Tax

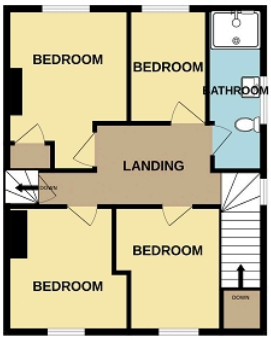
Band D



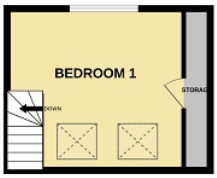


GROUND FLOOR

1ST FLOOR



2ND FLOOR



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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is payable by the buyer. PLEASE NOTE that as of 1st April 2016 rates have increased significantly for Buy-to-Let purchases & second home purchases. For information on payment rates please see https://www.gov.uk/stamp-duty-land-tax/residential-property-rates or ask for further information. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.