

5 Neddern Way
Caldicot
Mon.
NP26 4NJ

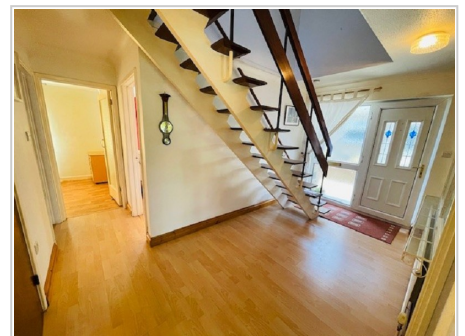
394,950



- Spacious Four Bedroom Detached Home
- Flexible Multi Generational Living Accommodation
- Good Sized Lounge
- Recently Installed Wet Room & Family Bathroom
- Potential for 5th Bedroom
- Front & Rear Gardens
- Driveway for Multiple Vehicles & Garage
- No Onward Chain

Ref: PRD11295

Viewing Instructions: Strictly By Appointment Only



General Description

Spacious Detached Four Bedroom Dorma Bungalow with Green Aspect to rear. This very spacious property is situated on a fantastic spot overlooking allotments to the rear and is within walking distance to the town centre. The property provides ample living space to include a Great Sized Kitchen Dining Room, Lounge, Two Groundfloor Bedrooms & Recently Installed Wet Room, Two Spacious Bedrooms on the First Floor with Family Bathroom, Fantastic Garden to the Front and Rear with Driveway Parking and a Larger than average Garage. The Property also benefits from having No Onward Chain

Accommodation

Entrance Hall

UPVC double glazed entrance door, coved & textured ceiling, laminate flooring, radiator, storage cupboard.

Lounge (16' 04" x 11' 11") or (4.98m x 3.63m)

UPVC double glazed window, coved & textured ceiling, radiator, power points.

Kitchen/Dining Room (19' 04" x 8' 07" Min) or (5.89m x 2.62m Min)

UPVC double glazed window, door to side and Patio Doors to the Rear Garden, coved & textured ceiling, vinyl flooring, fitted units with laminate work tops, stainless steel sink, gas hob, eye level electric hob & grill, space for tall fridge freezer, space for washing machine, radiator.

Bedroom Three (13' 03" x 11' 11") or (4.04m x 3.63m)

UPVC double glazed window, coved & textured ceiling, laminate flooring, radiator, power points.

Bedroom Four (11' 11" x 8' 05") or (3.63m x 2.57m)

UPVC double glazed window, coved & textured ceiling, vinyl flooring, radiator, power points.

Shower Room (8' 05" x 5' 11") or (2.57m x 1.80m)

UPVC double glazed window, fully tiled walls, anti slip flooring, WC, wash hand basin, shower enclosure with electric shower, extractor, radiator.

Stairs & Landing

Timber stair case leads to landing. Large storage room currently housing hot water tank & storage space which could be a potential bedroom 5 (6'11 x 5'1) ,access to eaves providing additional storage & loft

Bedroom One (13' 05" x 12' 0") or (4.09m x 3.66m)

UPVC double glazed window, textured ceiling, power points, radiator, built in double wardrobe, access to eaves space.

Bedroom Two (13' 0" x 11' 10") or (3.96m x 3.61m)

UPVC double glazed window, textured ceiling, power points, radiator, built in double wardrobe, access to eaves space.

Bathroom (10' 03" x 4' 06") or (3.12m x 1.37m)

UPVC double glazed window, coved & skimmed ceiling, vinyl flooring, double shower cubicle with shower boarding & mains shower, wash hand basin, WC, towel radiator.

Garage (22' 06" x 9' 04") or (6.86m x 2.84m)

Up & over door & courtesy door to the rear garden, inspection pit, power & lighting, gas fired floor mounted boiler, space for tumble dryer.

Outside Rear

Good sized paved patio seating area with steps leading down to a level lawn. The garden is enclosed by fence & hedge boundaries. Gated access to the front & doorway to the rear of the garage.

Outside Front

Low level wall with cast iron gate leading to pathways to both the front and rear of property. Level lawn, driveway for multiple vehicles.

Tenure

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

Services

EPC Rating:70

Tenure

We are informed that the tenure is Freehold

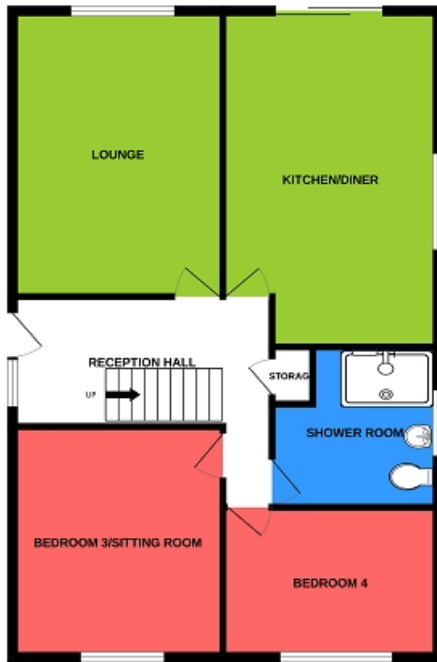
Council Tax

Band F

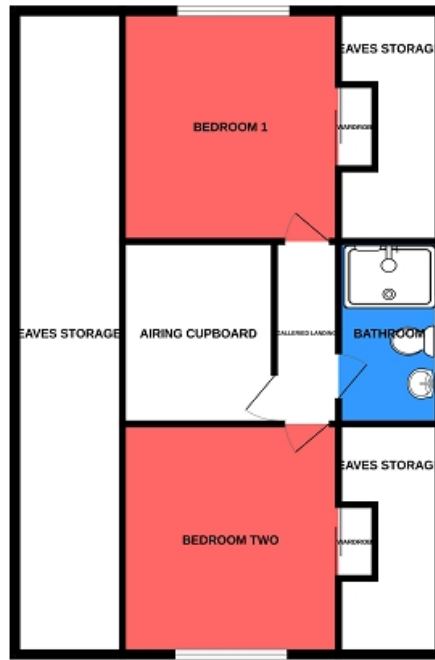




GROUND FLOOR
865 sq.ft. (80.4 sq.m.) approx.



1ST FLOOR
862 sq.ft. (80.1 sq.m.) approx.



TOTAL FLOOR AREA: 1727 sq.ft. (160.5 sq.m.) approx.
Made with Metropix ©2024

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.