



PORTSKEWETT

Guide price **£350,000**



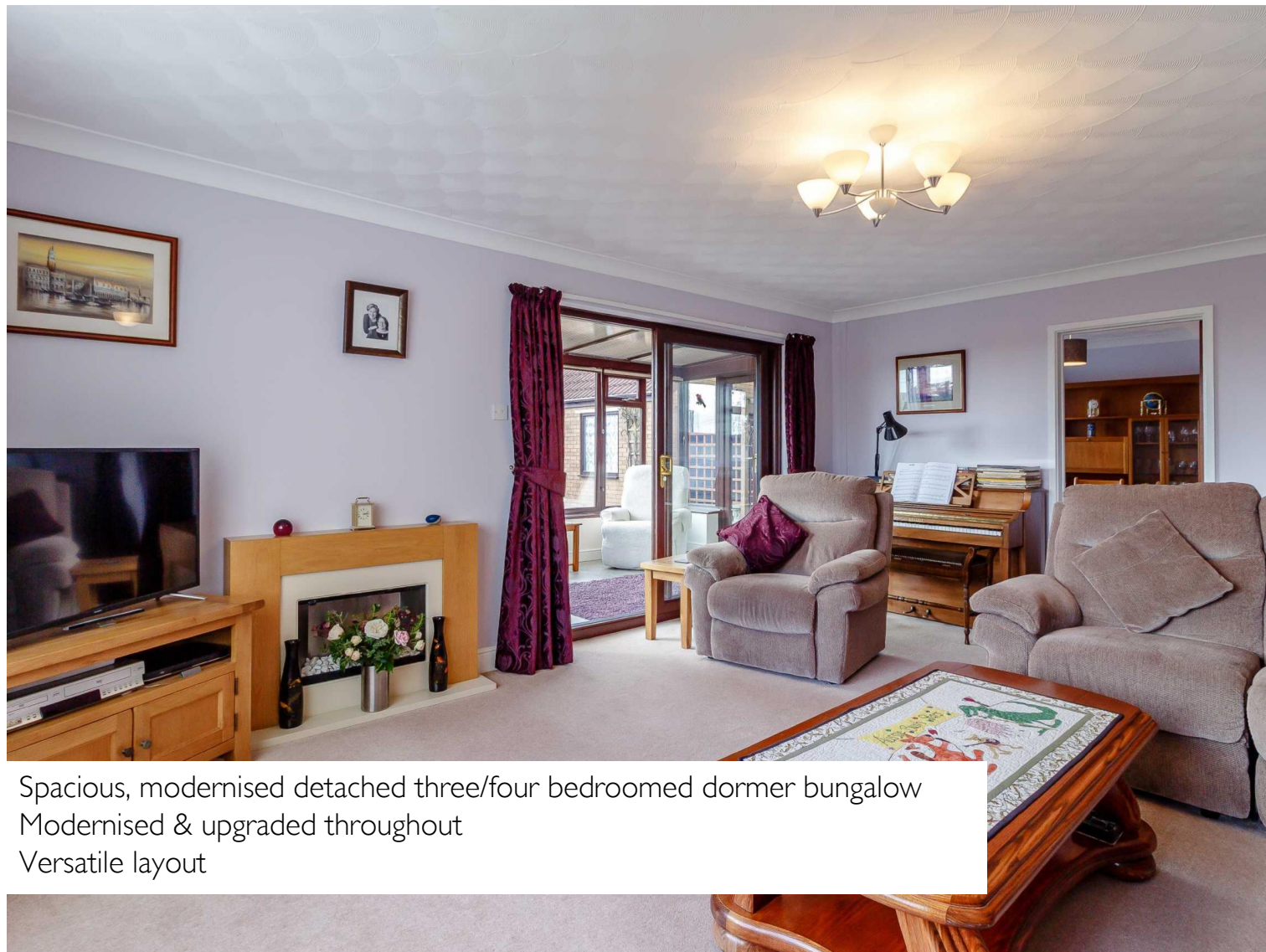
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1 HESTON CLOSE

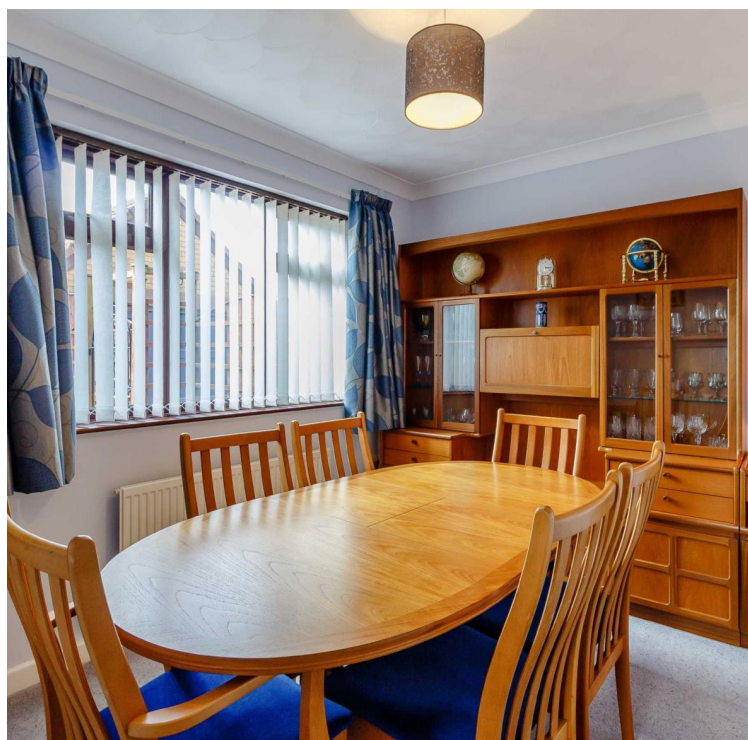
Portskewett, Monmouthshire NP26 5RU



Spacious, modernised detached three/four bedroomed dormer bungalow
Modernised & upgraded throughout
Versatile layout

This spacious detached three/four bedroomed dormer bungalow is set on a large corner plot and offers flexible, family sized accommodation. The property has been modernised and upgraded by the current owners over the last 10 years and now benefits from mahogany UPVC double glazing throughout and gas central heating with a new boiler fitted in 2015. The versatile layout comprises living room, dining room, conservatory, kitchen, study/potential bedroom four, ground floor bedroom and cloakroom. There are two further bedrooms to the first floor, one having an en-suite and a separate luxury shower room. There are mature lawned gardens to the front and side together with ample driveway parking and detached garage.

Situated on the edge of the popular village of Portskewett which is generally believed to derive its name from the Welsh Porth-is-Coed meaning the harbour below the wood' and offers a range of facilities including shop, Doctors' surgery, school and pub. The property is within close proximity of Blackrock coastal paths, the famous Heston Brake and also very attractive country walks. The famous St Pierre Golf and Country Club is within a short driving distance as are the Castles of Caldicot and Chepstow. Caldicot town centre is approximately 1.5 miles distant and Chepstow and the M48 motorway approximately 5 miles.

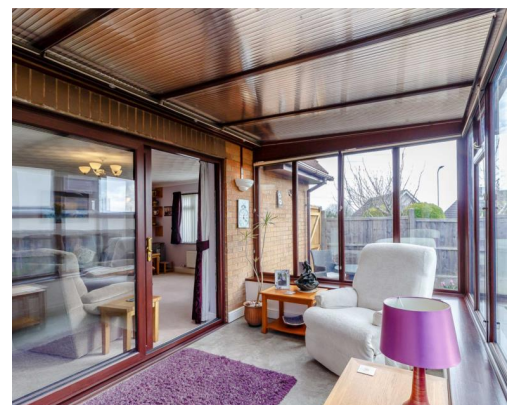


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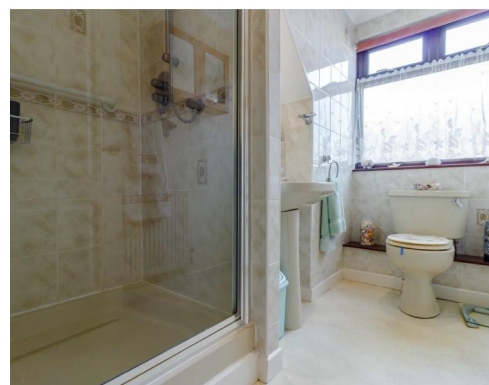


KEY FEATURES

- Spacious detached dormer bungalow
- Three/four bedrooms, en-suite plus family shower room
- Modernised & upgraded throughout
- Versatile layout
- Gardens to the front & side
- Extensive parking & detached garage



STEP INSIDE



UPVC Double Glazed door with inset leaded light panels to:-

ENTRANCE HALL

Laminate flooring. Radiator. Staircase leading to the first floor.

LIVING ROOM

5.43m x 4.22m (17'10" x 13'10")

Front facing double glazed window. Fitted carpet. Radiator. Free standing feature fireplace with inset electric fire. Textured ceiling with coving.

CONSERVATORY

3.99m x 2.37m (13'1" x 7'9")

Refurbished in 2012, this mahogany UPVC double-glazed addition has vinyl flooring and French doors leading to the private side garden.

DINING ROOM

3.16m x 2.63m (10'4" x 8'8")

A good sized second reception room. Fitted carpet. Radiator. Side facing double glazed window. Textured ceiling with coving.

KITCHEN

3.30m x 3.17m (10'10" x 10'5")

Accessed from the Entrance Hall, the kitchen has a full range of cream coloured wall and base units with marble effect work-surfaces and a breakfast bar. Integrated fridge/freezer, oven and gas hob with extractor fan over. 1.5 bowl sink unit with mixer tap. Plumbing for automatic washing machine. Ceramic tiling to splashbacks. Two rear facing double glazed windows and door. Radiator. Walk-in cloaks cupboard housing the wall mounted combination boiler installed in 2015.

GROUND FLOOR BEDROOM THREE

3.92m x 2.77m (12'10" x 9'1")

Fitted carpet. Side facing double glazed window. Radiator. Textured ceiling with coving.

STUDY / BEDROOM FOUR

2.77m x 2.66m (9'1" x 8'9")

Fitted carpet. Radiator. Side and front facing double glazed windows. Dado rail. Textured ceiling with coving.

I Heston Close, Portskewett, Caldicot, Sir Fynwy
 Approximate Gross Internal Area
 Main House = 139 sq m/1496 sq ft
 Garage = 17sq m/188 sq ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

CLOAKROOM

Champagne coloured suite comprising wc and wash hand basin. Tiling to splashbacks. Extractor fan. Inset ceiling spotlighting.

Stairs to FIRST FLOOR and LANDING

Fitted carpet to stairs and landing. Airing cupboard with radiator. Loft access point.

MASTER BEDROOM

4.21m x 4.05m (13'10" x 13'3")

A large double room. Fitted carpet. Side facing double glazed window. Door leading to under eaves storage area. Radiator and access to:-

WALK IN DRESSING AREA

3.11m x 2.04m (10'2" x 6'8")

Fitted with hanging space to both sides. Radiator. And additional under eaves storage areas.

EN-SUITE BATHROOM

Suite comprising panel bath with mixer tap, wc, wash hand basin with vanity unit. Tiling to splashbacks. Cushion flooring. Under eaves storage cupboard and rear facing double glazed window.

BEDROOM TWO

4.84m x 2.74m (15'11" x 9'0")

Front facing double glazed window. Fitted carpet. Radiator. Single built-in wardrobe. Two doors leading to large under eaves storage area.

FAMILY SHOWER ROOM

Fitted with a shower enclosure with 'Mira' shower, extractor fan, wash hand basin, wc. Tiling to splashbacks. Radiator. Inset ceiling spotlighting and rear facing double glazed window.

STEP OUTSIDE



Set on a large corner plot, the property has mature lawned gardens to the front and to one side with a variety of shrubs and trees. The side garden has surrounding fencing providing privacy and a corner patio area.

The adjacent side of the property offers a brick pavior parking area for three cars and adjoins the brick pavior driveway at the rear with further parking for numerous cars and access to a detached garage with up and over door, power and lighting. One side of the drive has a section of trellised fencing with a central, wrought iron gate which allows access to the side lawn.

INFORMATION

Postcode: NP26 5RU

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: TBC





DIRECTIONS

From Chepstow take the A48 road to Caldicot passing the St Pierre Golf & Country Club. At the roundabout take the first exit onto the B4245, turn left onto Crick Road and then left onto Main Road. Continue along Main Road taking the third right into Station Road, turn left onto Sunny Croft and Heston Close can be found a short distance along on the left hand side.



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