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HOUSE & HOME  
PROPERTY AGENTS



23 Gerddi Lisacorse

Portskewett, Caldicot, NP26 5DH

£469,950

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# 23 Gerddi Lisacorse

## Portskegett, Caldicot, NP26 5DH

### £469,950



#### Description

This well-presented, detached, and spacious home benefits from the remainder of the NHBC builder's warranty. The property features a generous reception hall and an impressive open-plan kitchen, dining, and living area that spans the full width of the rear. The kitchen includes fully integrated appliances, complemented by a separate utility room. Also on the ground floor are a living room, a study and a convenient ground floor W.C.

Upstairs, a spacious landing leads to four well-proportioned bedrooms, including a primary bedroom with an en-suite shower room. A family bathroom is also located on this floor.

Externally, the larger-than-average rear garden has been attractively landscaped. There is also a detached garage and a tandem driveway providing ample off-road parking. The charming village of Portskegett has a local convenience store, a popular pub and a highly sought-after junior school. For a wider range of amenities, the larger towns of Caldicot and Chepstow are just a short distance away. Additionally, excellent bus, rail, and motorway connections are easily accessible, making it convenient to commute to larger towns and cities.

#### Reception Hall

Approached via composite panelled door. Understairs storage cupboard. Good quality wood effect flooring. Panelled radiator. Stairs to first floor landing. Doors off.

#### Open Plan Kitchen Dining Living Room

31'06 x 9'09 (9.60m x 2.97m)

Inset spot lighting to the kitchen area. The kitchen is fitted with a matching range of base and eye level storage units with granite effect work surfaces and complimentary upstands. One and half bowl stainless steel sink and mixer tap set into work surface. Five ring gas hob set into work surface with stainless steel splash back extractor and lighting over. Fully integrated appliances include a built in double electric oven and grill, fridge freezer and dishwasher. Good

quality wood effect flooring throughout. Two panelled radiators. Two UPVC double glazed windows to rear elevation. UPVC double glazed french doors off the dining area to the rear garden. Double doors to living room. Door to utility room.

#### Utility Room

5'11 x 5'10 (1.80m x 1.78m)

Wall mounted mains gas combination boiler. Base unit with granite effect work surfaces. Single drainer stainless steel sink and mixer tap set into work surface. Good quality wood effect flooring. Plumbing and space for automatic washing machine and tumble dryer. Glazed and panelled door to side elevation.

#### Living Room

13'09 x 12 (4.19m x 3.66m)

Two panelled radiators. UPVC double glazed window to front elevation.

#### Study

11'11 x 7'06 (3.63m x 2.29m)

Panelled radiator. Good quality wood effect flooring. UPVC double glazed window to front elevation.

#### Ground Floor W.C.

Inset spot lighting. Low level W.C. Pedestal wash hand basin with tile splash back. Chrome towel radiator. Good quality wood effect flooring.

#### First Floor Stairs and Landing

Access to loft inspection point. Airing cupboard with shelving and radiator. Useful storage cupboard. Doors off.

#### Bedroom One

13'04 x 12'04 (4.06m x 3.76m)

Panelled radiator. UPVC double glazed window to front elevation. Door to en-suite shower room.

## En-Suite

Inset spot lighting. Low level W.C. pedestal wash hand basin with chrome mixer tap and tile splash back. Shaver point. Step in enclosure with mains fed shower. Chrome towel radiator. Good quality wood effect flooring. Opaque UPVC double glazed window to front elevation.

## Bedroom Two

11'11 x 11'03 (3.63m x 3.43m)

Panelled radiator. UPVC double glazed window to rear elevation.

## Bedroom Three

11'09 x 11 (3.58m x 3.35m)

Panelled radiator. UPVC double glazed window to front elevation.

## Bedroom Four

10'04 x 8'10 (3.15m x 2.69m)

Panelled radiator. UPVC double glazed window to rear elevation.

## Bathroom

Inset spot lighting. Low level W.C. pedestal wash hand basin with chrome mixer tap and tile splash back. Shaver point. Step in enclosure with mains fed shower. Bath with mixer tap and shower attachment. Good quality wood effect flooring. Panelled radiator. Opaque UPVC double glazed window to rear elevation.

## Garden

The sunny rear garden is thought to be one of the largest within the development. Beautifully landscaped by the current owner, it features a spacious lawn, a paved seating area, and a raised deck with a pergola. The garden also boasts well-stocked borders with seasonal planting, along with maturing shrubs and trees. A fence encloses the boundary, and a gate provides access to the driveway and garage.

## Garage and Tandem Parking

Detached garage with up and over door. Power points and lighting. Tandem parking for two vehicles.

## Material Information

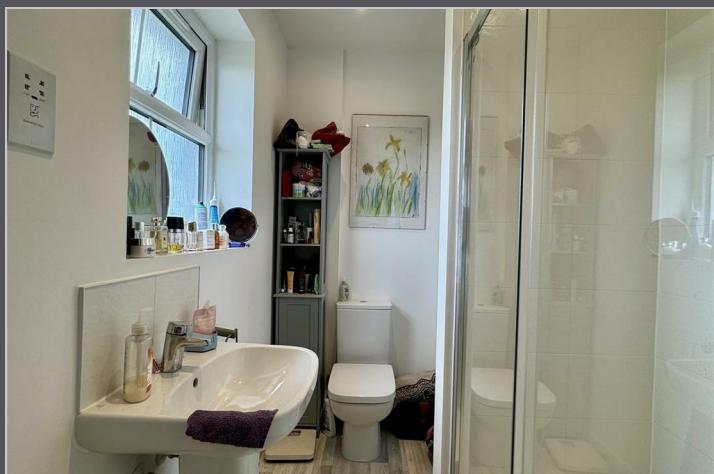
We are informed the property is of standard construction. All mains services are connected.

Council Tax Band - F

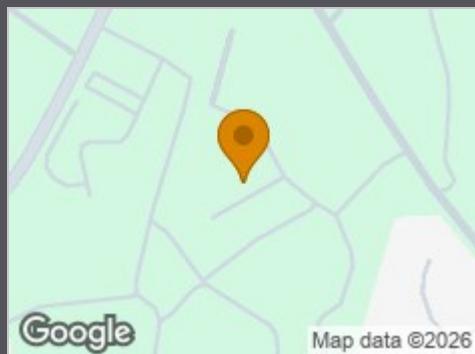
Tenure - Freehold

Broadband and mobile coverage.

Please check the Ofcom website for broadband and mobile coverage: <https://checker.ofcom.org.uk/>



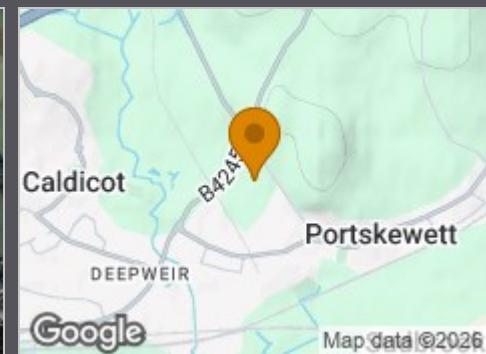
## Road Map



## Hybrid Map



## Terrain Map



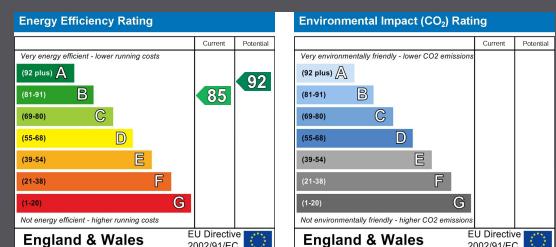
## Floor Plan



## Viewing

Please contact our House and Home Property Agents Office on 01291 418418 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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