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**The Laurels High Beech Lane, Chepstow**  
**offers in excess of £500,000**

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alan**

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## About the property

An ideal choice for those needing to travel regularly, with excellent bus, road, and rail links readily available. Its strategic position near the A48, M4, and M48 motorways ensures seamless access to Bristol, Cardiff, and Newport.

A large and spacious family home with three double bedrooms, offering generous accommodation for a family or visiting guests. A well-designed bathroom enhances the sense of relaxation and comfort within the property. Combining elegance, practicality, and a peaceful atmosphere, this detached residence offers an exceptional living experience with opportunities for extension and development \*STPP\*. With its desirable location, it presents a fantastic opportunity for those seeking a home in Chepstow. Viewing is highly recommended to fully appreciate all that this property has to offer.

## Accommodation

### Hallway

Enter via an opaque double glazed door to hallway. UPVC double glazed window. Radiator. Door to understairs storage cupboard, kitchen and lounge. UPVC double glazed door to rear garden.

### Kitchen

8' 7" x 20' ( 2.62m x 6.10m )  
Modern Fitted Kitchen with Quality Finishes

This stylish and well-appointed kitchen features a range of base units with durable laminate worktops, seamlessly incorporating a sink and drainer for added convenience. The space is equipped with an integrated double oven and electric hob, complemented by a sleek cooker hood. Additional storage is provided by matching wall cupboards.

Natural light floods the room through UPVC double-glazed French doors, offering direct access to the rear garden, alongside a UPVC double-glazed window to the rear elevation. The elegant ceramic tile flooring enhances both aesthetics and practicality. A door leads to the rear porch, adding further functionality to this thoughtfully designed space.

### Rear Porch

Door to cloakroom/WC and storage laundry room. Ceramic tile flooring. UPVC double glazed window to rear garden.

### Cloakroom/Wc

Comprising close coupled WC. Radiator. Opaque UPVC double glazed window to side elevation. Ceramic tile flooring.





## Laundry Room

Window to side. Plumbing for washing machine and dryer. Base unit with laminate worktop.

## Lounge

11' 7" x 19' 9" ( 3.53m x 6.02m )  
UPVC double glazed window to front elevation. UPVC double glazed French doors to rear garden. Radiator. Feature fireplace.

## Sitting Room/Dining Room

13' 7" x 19' 8" ( 4.14m x 5.99m )  
UPVC double glazed French doors to rear garden. Parquet wood flooring. Radiator. UPVC double glazed window.

## First Floor Landing

Doors to bedrooms and bathroom. Double glazed roof light. Radiator.

## Bathroom

Comprising bath with mixer taps and shower over, close coupled WC and pedestal wash hand basin. Tiled



splashbacks. Opaque UPVC double glazed window. Ceramic tile flooring. Heated towel rail.

## Bedroom One

13' 5" x 14' 7" ( 4.09m x 4.45m )  
UPVC double glazed window. UPVC double glazed French doors with Juliet balcony. Radiator. Door to ensuite.

## Ensuite Shower Room

Comprising close coupled WC, wash hand basin and shower.

## Bedroom Two

12' 1" x 11' 4" ( 3.68m x 3.45m )  
UPVC double glazed window. Radiator.

## Bedroom Three

12' 2" x 11' 4" ( 3.71m x 3.45m )  
UPVC double glazed window. Radiator.

## Outside

Spacious front garden, surrounded by laurel hedge to give full privacy. A large spacious back garden enclosed rear garden which is mainly laid to lawn.



Paved patio area. Double garage and driveway to the side.





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**Ground Floor**



**First Floor**

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