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Hill View Back Road, Catbrook Chepstow

£675,000

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# About the property

Presenting for sale, an immaculate three-bedroom detached bungalow, situated in the sought-after village of Catbrook. The location boasts tranquillity, nestled above the picturesque Wye Valley, between the historic towns of Monmouth and Chepstow and near the charming village of Tintern.

The property comprises two spacious reception rooms, the first of which features a cosy fireplace, perfect for relaxed evenings. The modern kitchen is designed in an open-plan style, complete with granite countertops and a dining area, ideal for family meals. The bungalow boasts three inviting bedrooms and a well-appointed bathroom.

The house is surrounded by an array of green spaces, nearby parks, walking and cycling routes that offer plenty of outdoor pursuits.

Situated near reputable primary and secondary schools, this property is ideal for families. The vibrant high streets of both Monmouth and Chepstow are nearby, offering a range of independent boutiques and well-known retailers.

The property also benefits from excellent road links via the M48 at Chepstow, offering convenient access to Newport, Cardiff, Bristol, and beyond. Additional unique features include a lush garden, driveway for several vehicles, single garage. Outbuilding/office and

# Accommodation

## Hallway

Enter via opaque UPVC double glazed door. Glazed double doors to lounge, doors to bedrooms, bathroom, kitchen and utility area. Door to airing cupboard.

## Lounge

17' x 11' 5" ( 5.18m x 3.48m )  
UPVC double glazed window to front and side elevations. Feature fireplace with multi fuel burner. Exposed beams.

## Bedroom One

12' 1" + Doorway x 10' 1" ( 3.68m + Doorway x 3.07m )  
Upon entering the room, you are welcomed by a dedicated dressing area, thoughtfully designed with fitted wardrobes providing ample storage. A UPVC double glazed window to the side allows natural light to illuminate the space, while a radiator ensures year-round comfort. Double doors lead through to the en-suite bathroom, creating a seamless flow between the spaces. Another radiator is positioned within the main area, enhancing warmth and comfort throughout.

## Ensuite

Comprising shower, close coupled WC and wash hand basin. Tiled flooring. Tiled splashbacks. Opaque UPVC double glazed window to rear.

## Bedroom Three

11' 11" x 11' 1" ( 3.63m x 3.38m )  
UPVC double glazed windows to front and side elevations. Radiator. Fitted double wardrobe.







### Bedroom Four

11' 11" max x 10' 5" ( 3.63m max x 3.17m )  
UPVC double glazed window to side. Fitted wardrobe.  
Radiator.

### Bathroom

This beautifully refitted luxury bathroom features a contemporary wash hand basin set within a sleek vanity unit, a spacious double shower cubicle, a close-coupled WC, and a bath complete with stylish mixer taps. A radiator provides warmth and comfort, while an opaque UPVC double glazed window to the rear allows natural light to filter through while maintaining privacy. The space is finished with elegant ceramic tiled flooring, enhancing the room's clean and modern aesthetic.

### Utility Room

Base unit with laminate worktop. Plumbing for washing machine.

### Kitchen

22' x 15' 6" ( 6.71m x 4.72m )  
This superb luxury kitchen is appointed to an exceptional standard, featuring an extensive range of quality base and wall units topped with elegant granite work



surfaces. A range of integrated appliances includes a fridge, freezer, dishwasher, double oven, and microwave, all seamlessly built in to enhance both functionality and style. A classic Belfast sink adds character, while a striking central island with additional storage and matching granite worktop serves as a focal point for both food preparation and casual dining.

The space is finished with tiled flooring and benefits from two radiators, ensuring comfort throughout the year. Natural light floods the kitchen via a UPVC double glazed window to the rear and French doors to the side, which also provide easy access to the outdoor area. Internal doors lead to the utility room, sitting room/conservatory, and a side porch, offering a well-considered layout for modern living.

### Side Porch

Doors to airing cupboard with boiler and storage area. Opaque UPVC double glazed window to side.

### Sitting Room

19' 2" x 10' 7" ( 5.84m x 3.23m )  
UPVC double glazed windows. Patio door. Tiled flooring.

### 1st Floor Loft Room/Bedroom



23' 10" max x 10' 7" max ( 7.26m max x 3.23m max )  
Four Velux windows. Two radiators. Storage into eaves.

### Outside

The property is set within beautifully maintained gardens, offering a tranquil and private setting. A gated driveway provides ample parking for multiple vehicles, while a spacious patio area creates the perfect spot for outdoor dining and relaxation. Expanses of well-kept lawn are complemented by established borders filled with mature shrubs, plants, and trees, adding both colour and seclusion. The gardens are further enhanced by the surrounding countryside views, offering a peaceful and picturesque backdrop to this exceptional outdoor space.

### Garage

18' 10" x 14' 5" ( 5.74m x 4.39m )  
Window to rear. Electric door. Open to

### Store Room

19' 11" x 11' 6" ( 6.07m x 3.51m )  
Further garage/store room. Door to;

### Hallway

Access to loft space. UPVC double glazed door to side.



## Office/Gym

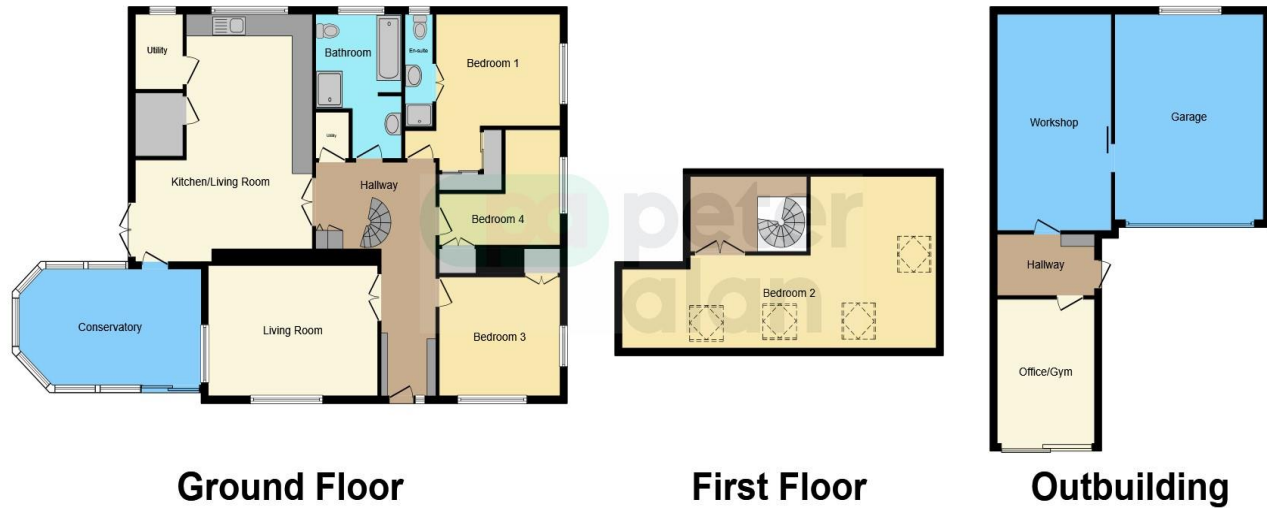
13' 3" x 9' 7" ( 4.04m x 2.92m )  
Double glazed patio doors to front. Radiator.





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