



**£285,000**  
freehold

**Woolpitch Wood,  
CHEPSTOW NP16 6DW**

- EPC Rating: Awaited
- THREE BEDROOMS
- DOUBLE GARAGE
- DRIVEWAY
- ENSUITE/WETROOM







## About The Property

A great opportunity to purchase this very well presented modern end of terrace THREE bedroom property set in this sought after location and benefits from a DRIVEWAY & DOUBLE GARAGE!

Accommodation comprises of a hallway, cloakroom/WC, kitchen/dining room and lounge to the ground floor. Three bedrooms (master with ensuite) and family bathroom to the first floor. The property also benefits from gas central heating and UPVC double glazing. Driveway leading to a double garage. Enclosed rear garden. Located approximately one mile from Chepstow town centre benefiting from local amenities including Leisure Centre, The Dell Primary School and Chepstow Comprehensive School. Ideal for commuting with good rail links, bus routes and road links to the M48, M4 Bristol and Cardiff. **MUST BE VIEWED!**

## Accommodation

### Hallway

Enter via a part glazed door to hallway. Laminate flooring. Stairs to the first floor. Understairs storage cupboard.

### Cloakroom/WC

Comprising close coupled WC and pedestal wash hand basin with mixer taps. Laminate flooring. Tiled splashbacks.

### Kitchen/dining Room

13' 7" x 7' 9" ( 4.14m x 2.36m )

Fitted with a good range of base, wall and drawer units with laminate wood effect surfaces, integrated stainless steel sink and drainer with mixer taps. Inset gas hob with stainless steel cooker hood over. Built in electric double oven. Tiled splashbacks. Space and plumbing for washing machine/dishwasher. Space for a fridge/freezer. Three UPVC double glazed windows to front and side elevations.



## Lounge

13' 7" x 11' 1" ( 4.14m x 3.38m )  
Patio doors to the rear garden. Window to side elevation.

## Landing

Doors to;

## Bedroom One

10' 3" x 8' 8" excluding doors ( 3.12m x 2.64m excluding doors )  
UPVC double glazed window to the side elevation. Built in double cupboard with shelving and rail. Door to ensuite

## Ensuite/wetroom

4' 5" x 3' ( 1.35m x 0.91m )  
Opaque UPVC double glazed window to the rear elevation. Heated towel rail. Shower area with glass screen and shower over. Wash hand basin set in a vanity unit with drawers. Close coupled WC with concealed flush. Shaver point. Extractor fan. Spot lights . Mirrored cabinet. Fully tiled.

## Bedroom Two

11' 6" x 7' 5" ( 3.51m x 2.26m )  
Two UPVC double glazed windows to the front and side elevations. Radiator. Built in double cupboard with shelf and hanging rail.

## Bedroom Three

7' 8" x 5' 9" ( 2.34m x 1.75m )  
UPVC double glazed window to the front elevation. Radiator. Loft access which is part boarded.

## Bathroom

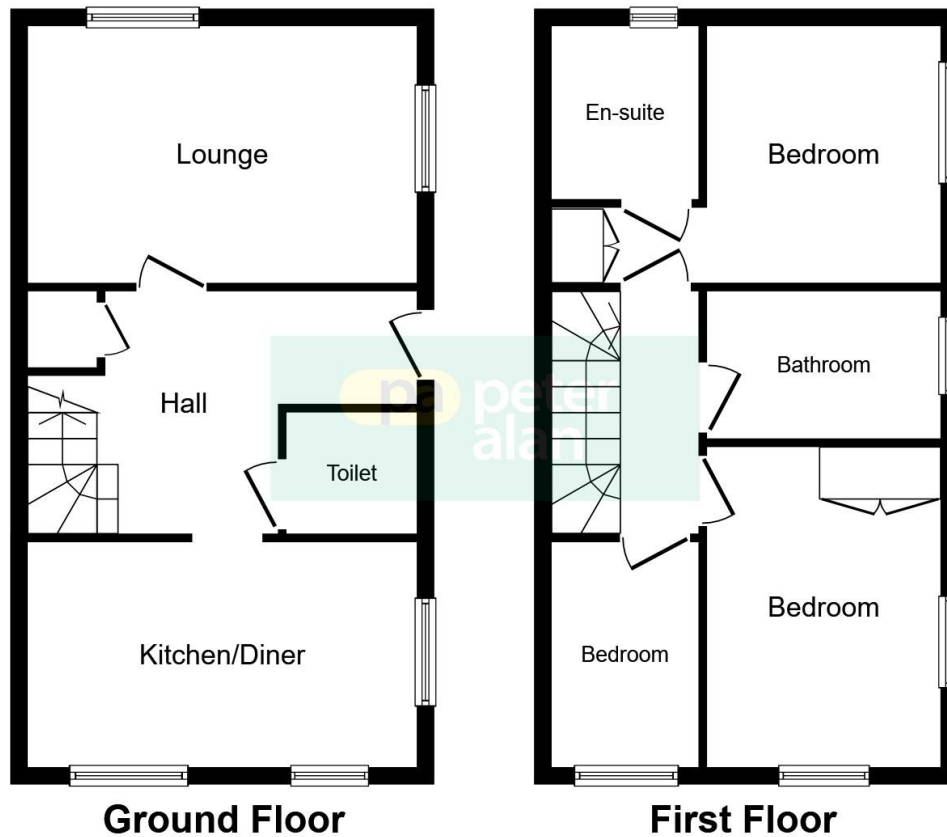
Comprising of a white suite which includes a bath with shower over, close coupled WC and pedestal wash hand basin set in a vanity unit with storage under. Part tiled walls. Mirrored cabinet. Shaver point. Extractor fan. UPVC opaque double glazed window to the side. Radiator.

## Outside

Front - Driveway for two cars leading to a double garage (16'9 X 16'4) which has an electric double door. Power & light.

Rear - An enclosed garden which is mainly laid to lawn.





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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