

# H & H

HOUSE & HOME  
PROPERTY AGENTS



## Wesley House Wesley Way

Devauden, Chepstow, NP16 6PE

£529,950



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## Description

This stunning period property boasts a charming and spacious interior, making it a must-see for potential buyers. On the ground floor, you will find a welcoming reception hall, a modern and stylish kitchen breakfast room with majority built-in appliances, utility room, convenient ground floor shower room, a delightful dining room, and cosy living room both of which have with wood burners. Adjacent to the living room is a lovely garden room that opens up to the sunny cottage-style garden. Moving upstairs, the first floor features a landing leading to four generously sized bedrooms and a modern bathroom.

Outside, there is ample off-road parking for multiple vehicles, as well as beautifully landscaped cottage-style gardens.

Located in the highly sought-after village of Devauden, this property offers easy access to picturesque countryside and woodland walks, as well as a village shop.

Excellent primary and secondary schools can be found in the nearby towns and villages. Chepstow itself benefits from excellent bus and rail connections, as well as convenient motorway access, allowing for easy commuting to larger towns and cities.

## Reception Hall

Composite panelled door with double glazed inserts. Tiled floor. Stairs to first floor landing. Door to Dining Room.

## Dining Room

12'01 x 10'11 max (3.68m x 3.33m max)

Coving and picture rail. Wrought iron wood burner exposed brick lintel and stone hearth. Tiled floor. Panelled radiator. UPVC double glazed windows to front and side elevations. Door to inner hallway.

## Inner Hallway

Under stairs storage cupboard. Tiled floor. Doors off.

## Kitchen Breakfast Room

18'04 8'09 (5.59m 2.67m)

Inset spotlighting to coved and plain ceiling. Matching range of contemporary high gloss base and eye level storage units, all with granite work surfaces and glass splash back. Single stainless steel bowl and mixer tap set into work surface. Fan assisted electric oven and microwave combi oven. Four ring induction hob set into work surface with extractor hood and lighting over. Integrated dishwasher. Tiled floor. Panelled radiator. UPVC double glazed windows to rear and side elevations. Stable door to entrance porch.

## Entrance Porch

Coving. Tiled floor. UPVC double glazed window to side elevation. UPVC double glazed and panelled door to rear.

## Utility Room

Coving and inset spotlighting. Range of base, eye level storage units. Plumbing and space for automatic washing machine and tumble dryer. Tiled floor. UPVC double glazed window to side elevation. Door to ground floor shower room.

## Shower Room

Coving and inset spotlighting. Wash hand basin with tile splash back. Low level W.C. Step in enclosure with electric shower. Oil fired combination boiler. Tiled floor. UPVC double Glazed window to side elevation.

## Living Room

Picture rail. Storage cupboard to chimney recess. Wrought iron wood burner with slate hearth. Panelled radiator. UPVC double glazed window to front elevation. Door to garden room.

## Garden Room

14'07 x 10'07 (4.45m x 3.23m)

Coving. Access to roof void. Panelled radiator. Dual aspect windows. French doors to garden.

Tel: 01291 418418

## First Floor Stairs and Landing

Coving. Access to loft inspection point with drop down ladder. The loft is part boarded and has mains lighting. Storage cupboard. Doors off.

## Bedroom One

15'11 x 10'09 (4.85m x 3.28m)

Panelled radiator. UPVC double glazed windows to front and side elevations.

## Bedroom Two

17' x 7'05 (5.18m x 2.26m)

Coving. Panelled radiator. Dual aspect windows to side and rear elevations. The rear window has far reaching countryside views.

## Bedroom Three

14'07 x 8' (4.45m x 2.44m)

Coving panelled radiator. Two uPVC double glazed windows to front elevation.

## Bedroom Four

9'07 x 8'09 (2.92m x 2.67m)

Coving. Panelled radiator. UPVC double glazed window to rear elevation with far reaching countryside views.

## Bathroom

Inset spotlighting. Low level W.C. with dual push button

flush. Wash hand basin and chrome mixer tap set over vanity storage unit. Shower bath with rainwater shower and separate shower attachment. Part tiling to walls. Tiled floor. Towel radiator. Opaque uPVC double glazed window to rear elevation.

## Garden

Charming, cottage style garden which is predominantly laid to lawn. Block paved patio area for alfresco dining in the warmer months, Well stocked beds and borders. Raised vegs beds and greenhouse, plus purpose built shed to remain. There are also an abundant range of maturing shrubs, bushes and trees. Fence and hedge to boundary. Outside tap and lighting.

## Parking

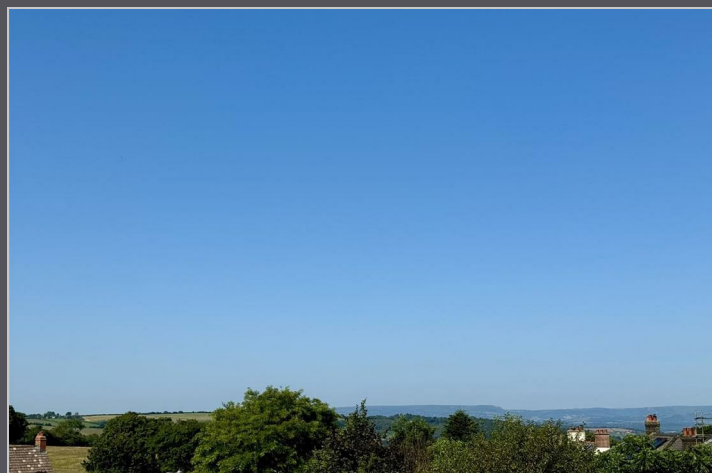
Off road parking for several vehicles.

## Services

Mains Electricity. Main Water and Drainage. Oil Fired Central Heating

## Council Tax Band - G

## Tenure - Freehold



## Road Map



## Hybrid Map

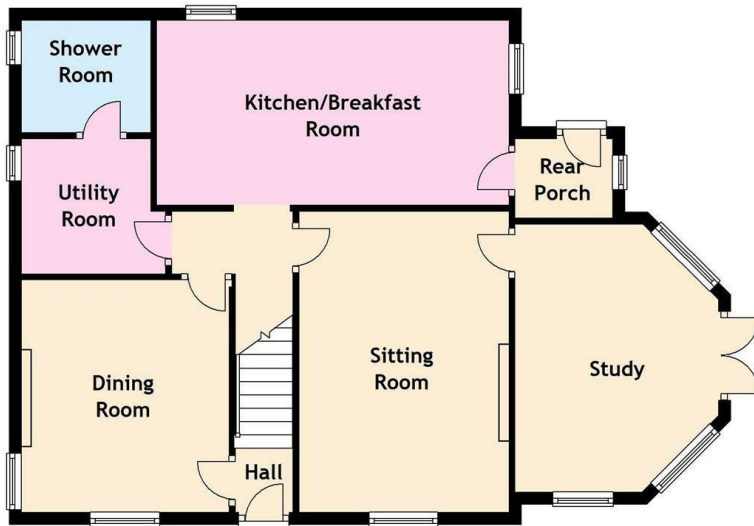


## Terrain Map

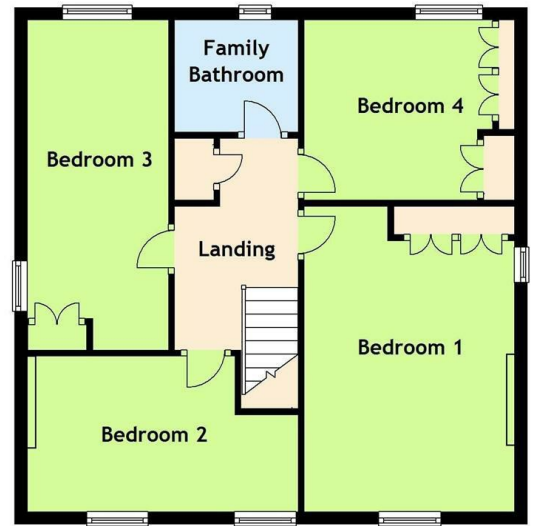


## Floor Plan

### Ground Floor



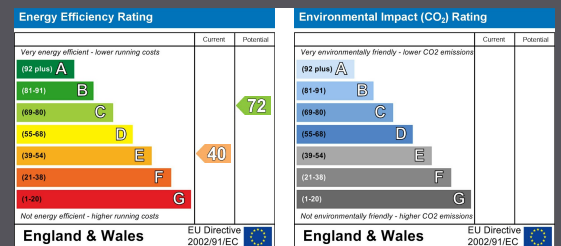
### First Floor



## 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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