

H & H

HOUSE & HOME
PROPERTY AGENTS



70 St. Lawrence Park
, Chepstow, NP16 6DP

£464,950



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Description

Immaculately presented detached family residence. Spread across two levels, the property features a spacious reception hall, a kitchen breakfast room, a utility room, a dining room, a living room, and a ground floor W.C. The main bedroom includes an en-suite shower room, along with three additional bedrooms and a family bathroom. Outside, a detached double garage, driveway, and beautifully landscaped gardens complete the exterior.

Ideally located in the highly desirable area, Chepstow hospital and GP practices are close by, with the market town of Chepstow offering a variety of amenities. Excellent primary and secondary schools are within walking distance, as well as access to the Wye Valley walk and numerous local trails. Convenient transportation options include bus routes, rail links, and easy access to major motorways, allowing for easy commutes to Newport, Cardiff, Bristol, Gloucester, and Cheltenham.

Reception Hall

Approached via open porch, outside lighting and panelled door with double glazed inserts. Coving. Under stairs storage cupboard. Panelled radiator. Stairs to first floor landing. Doors off.

Kitchen/Breakfast Room

12'4" x 11'6" (3.784 x 3.515)

Fitted with a matching range of base and eye level storage units plus open display units. Under pelmet lighting to eye level units. One and half bowl stainless steel sink and mixer tap set into granite effect work surfaces all with tiled splash backs. Built in fan assisted double oven. Four ring gas hob set into work surface with tiled splash back and extractor hood with lighting over. Space for fridge. Plumbing and space for dishwasher. Tile effect flooring. Panelled radiator. UPVC double window to rear elevation. Dual aspect uPVC double glazed window to rear and side elevations. Door to utility room.

Utility Room

Base storage unit. Granite effect worksurface with single drainer stainless steel sink and tiled splash backs. Plumbing and space for automatic washing machine, tumble dryer and freezer. Wall mounted gas boiler. Tile effect flooring. Extractor fan. Panelled radiator. Opaque double glazed and panelled door to rear elevation.

Dining Room

10'9" x 9'5" mx (3.289 x 2.895 mx)

Coving. Panelled radiator. UPVC double glazed window to front elevation.

Living Room

19'0" x 11'3" (5.797 x 3.450)

Coving. Fireplace with painted wooden surround, marble hearth and back plate. Gas point. Two panelled radiators. UPVC double glazed window to front elevation. UPVC double glazed french doors and windows to rear elevation.

Ground Floor W.C.

White suite consisting of low level W.C. pedestal wash hand basin with tiled splash backs. Panelled radiator. Opaque uPVC double glazed window to front elevation.

First Floor Stairs and Landing

Access to loft inspection point. Cupboard housing hot water cylinder. Doors off.

Principle Bedroom

10'9" x 10'1" (3.296 x 3.078)

Built in wardrobes. Panelled radiator. UPVC double glazed window to rear elevation. Door to en-suite shower room.

En-Suite Shower Room

White suite consisting of low level W.C. Pedestal wash hand basin with tiled splash back and light and shaver point over. Step in enclosure with mains fed shower. Part tiling to walls. Tile effect flooring. Extractor fan. Panelled radiator. Opaque uPVC double glazed window to rear elevation.

Tel: 01291 418418

Bedroom Two

11'6" max x 9'9" max (3.527 max x 2.983 max)
Built in wardrobe. Panelled radiator. UPVC double glazed window to front elevation.

Bedroom Three

9'0" x 8'3" max (2.767 x 2.516 max)
Built in wardrobe. Panelled radiator. UPVC double glazed window to rear elevation.

Bedroom Four

10'9" x 6'9" (3.294 x 2.077)
Panelled radiator. UPVC double glazed window to front elevation.

Bathroom

White suite consisting of low level W.C. Pedestal wash hand basin with light and shaver point over. Bath. Part tiling to walls. Tile effect flooring. Extractor fan. Panelled radiator. Opaque uPVC double glazed window to front elevation.

Outside

Garage and Parking

Detached double garage with twin up and over doors, power points and lighting. Parking for two to three vehicles depending on size. AGENTS NOTE: The garage has been subdivided with stud partitioning but this could easily be removed.

Gardens

The front gardens are predominantly laid to lawn with maturing shrubs and bushes. Footpath and gate at side of the property lead to the walled rear garden. There is a full width sun terrace with the remainder of the garden being laid to lawn. Outside tap and light.

Tenure - Freehold

Council Tax Band F

Services

All mains services are connected. Fibre optic broadband available in the area.



Road Map



Hybrid Map



Terrain Map



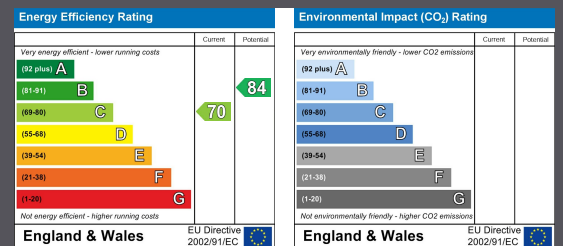
Floor Plan



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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