

# H & H

HOUSE & HOME  
PROPERTY AGENTS



## 5 Mabey Drive

Brunel Quarter, Chepstow, NP16 5WB

£369,950



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## Description

This elegant home offers spacious living which is set over three floors. The ground floor features a welcoming reception hall, a generously sized open-plan kitchen/dining/living area with fully integrated appliances, and French doors off the dining/living area open to the attractively landscaped rear garden. Additionally, the ground floor includes a versatile space that can be used as a study or fourth bedroom, as well as a convenient W.C. The first floor comprises the primary bedroom with an en-suite shower room and a cosy living room. To the second floor, you will find two double bedrooms and a well-appointed family bathroom. Outside, a driveway provides parking space for two vehicles.

Located just a short distance from the town centre, all the amenities and attractions of a bustling town are easily accessible by foot. Chepstow Castle, the oldest surviving post-Roman stone fortress in Britain, is a prominent landmark in the area. Chepstow is often referred to as the gateway to the stunning Wye Valley, renowned for its outstanding natural beauty. Outdoor enthusiasts will find plenty of activities nearby, including hiking trails and the picturesque Forest of Dean. The town boasts a variety of cafes, bars, bistros, and restaurants, as well as charming independent shops. Families will appreciate the proximity to good junior and comprehensive schools, while commuters will benefit from excellent transportation links via bus and rail. The A48, M4, M48, and M5 networks provide easy access to neighbouring cities such as Newport, Cardiff, Bristol, Gloucester, and Cheltenham for those who work in these areas.

## Reception Hall

Approached via composite panelled door with double glazed insert. Good quality wood effect flooring. Panelled radiator. Cloaks cupboard which also houses the wall mounted gas combination boiler. Turned stairs to first floor landing. Doors off

## Ground Floor W.C.

White suite to include, Low level W.C. Corner pedestal wash hand basin with chrome mixer tap and tile splash back.

## Kitchen/Dining/Living Space 19'11" x 12'10 (6.07m x 3.91m)

The kitchen area is fitted with an upgraded matching range of base and eye level storage units all with worksurfaces over. Built in fan assisted electric oven. Four ring electric hob. With glass splash back and extractor with lighting. Integrated fridge freezer, dishwasher and washing drying machine. Open to the dining/living area. Good quality wood effect flooring throughout. Understairs storage cupboard. Panelled radiator. UPVC double glazed french doors and windows to landscaped rear garden.

## Study/Bedroom Four

8'11" x 6'1 (2.72m x 1.85m)

Feature panelling. Panelled radiator. UPVC double glazed window to front elevation.

## First Floor Stairs and Landing

Panelled radiator. Turned stairs to second floor landing. Doors off.

Tel: 01291 418418

### Primary Bedroom

12'10" x 10'0" (3.91m x 3.05m)

Panelled radiator. UPVC double glazed window to rear elevation. Door to en-suite.

### En-Suite Shower room

Low level W.C. Pedestal wash hand basin with chrome mixer tap and tile splash back. Double enclosure with mains fed shower. Part tiling to walls. Good quality wood effect flooring. Extractor fan. Panelled radiator.

### Living Room

12'9" x 11'9" max (3.89m x 3.58m max)

Panelled radiator. Two uPVC double glazed windows to front elevation.

### Second Floor Stairs and Landing

Access to loft inspection point. Useful storage cupboard. Panelled radiator. Doors off.

### Bedroom Two

12'9" x 10'11" max (3.89m x 3.33m max)

Feature panelling to wall. Panelled radiator. Two uPVC double glazed windows to front elevation.

### Bedroom Three

12'9" x 11'5" (3.89m x 3.48m)

Panelled radiator. UPVC double glazed window to rear elevation.

### Bathroom

Low level W.C. Pedestal wash hand basin with chrome mixer tap and tile splash back. Bath with chrome mixer tap, mains fed shower and glazed screen over. Extractor fan. Part tiling to walls. Good quality wood effect flooring.

### Parking

Driveway parking for two vehicles.

### Garden

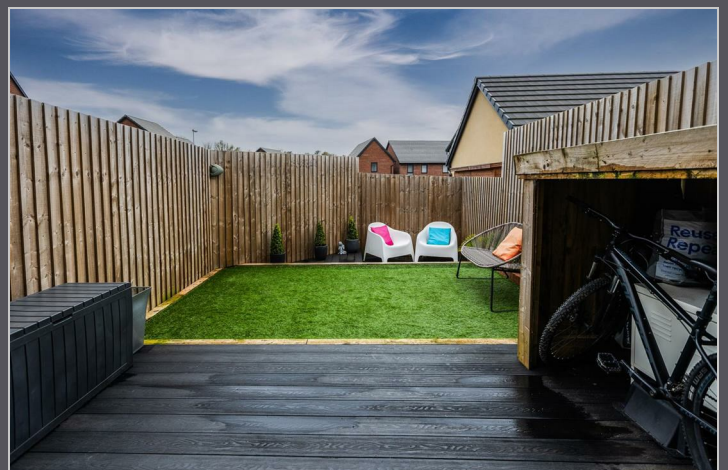
Attractively landscaped low maintenance garden to the rear of the property. Full width sun terrace, with the remainder of the garden featuring artificial grass. Bespoke storage. Fence to boundary.

### Services

All mains services are connected.

### Council Tax Band - E

### Tenure - Freehold



## Road Map



## Hybrid Map



## Terrain Map



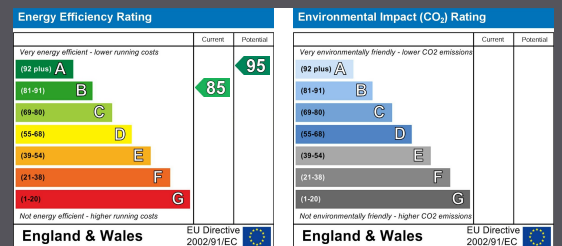
## Floor Plan



## 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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