

# H & H

HOUSE & HOME  
PROPERTY AGENTS



## 31 Thornwell Road

Bulwark, Chepstow, NP16 5AA

No onward chain £329,950





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## Description

Presented to the market with no chain, this spacious property has been thoughtfully extended and is a must-see to fully appreciate its generous accommodation. The ground floor features a welcoming reception hall, a kitchen breakfast room, a dining room, and a living room complete with an open fireplace. Upstairs, you will find three double bedrooms, with the main bedroom boasting an en-suite shower room, as well as a modern family bathroom. Additionally, the property includes an integral garage, parking and a garden. Excellently located, there are shops and other amenities nearby, as well as the market town of Chepstow with its more attendant range of facilities. Bus and rail links are close by as are the A48, M48, M4 and M5 motorway networks bringing Newport, Cardiff, Bristol, Gloucester and Cheltenham all within commuting distance.

## Reception Hall

Approached via panelled door with glazed inserts. Coving. Wood effect flooring. Stairs to first floor landing. Doors off.

## Dining Room

12'08 x 10'02 (3.86m x 3.10m)

Coving. Dado rail. Panelled radiator. Double glazed window to front elevation. Open to kitchen breakfast room.

## Kitchen Breakfast Room

12'07 x 10'06 (3.84m x 3.20m)

Feature beam to ceiling. Coving. Fitted with a matching range of wooden fronted base and eye level storage units, glass fronted display and end display cabinets.

One and half bowl sink and mixer tap set into work surfaces all with tile splash backs. Breakfast bar. Built in double oven. Four ring gas hob set into work surface with filter units and lighting over. Space for fridge and freezer. Tiled floor. Panelled radiator. Two double glazed windows to rear elevation. Open to rear hallway.

## Rear Hallway

Open understairs storage area. Glazed and panelled door to rear elevation.

## Living Room

13'10 x 11'02 max to recess (4.22m x 3.40m max to recess)

Coving. Open fireplace. Panelled radiator. Double glazed windows to front and rear elevations.

## First Floor Stairs and Landing

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

## Bedroom One

11'09 x 11'01 (3.58m x 3.38m)

Steps down from landing. exposed beams and floor boards. Panelled radiator. Double glazed window to front elevation. Door to en-suite shower room.

## En-Suite

Inset spotlighting to plain ceiling. Low level W.C. Pedestal wash hand basin with tile splash back. Double step in enclosure with mains fed shower. Part tiling to walls. exposed wooden floor boards. Extractor fan. Panelled radiator. Opaque double glazed window to rear elevation.

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### Bedroom Two

13'10 x 11'04 (4.22m x 3.45m)

Built in wardrobe. Panelled radiator. Double glazed windows to front and rear elevations.

### Bedroom Three

16 x 9 (4.88m x 2.74m)

Exposed beam. Panelled radiator. Double glazed window to front elevation.

### Bathroom

Generous bathroom with a modern white suite comprising low level dual push button flush W.C. Pedestal wash hand basin with chrome mixer tap and tile splash back. Step in enclosure with mains fed shower. Bath with chrome mixer tap. Chrome towel radiator. Part tiling to walls. Opaque double glazed window to rear elevation.

### Garage and Parking

Up and over door. Power points and lighting. Wall mounted gas combination boiler. Window and door to rear garden. Parking for two vehicles.

### Garden

To the front, stocked beds with mature hedge to boundary. To the rear, an enclosed garden with paved seating area and the remainder of the garden being laid to lawn. Hedge, fence and wall to boundary. Pedestrian gate to rear footpath.

### Council Tax Band - D

### Tenure - Freehold

### Material Information

We are told that the property is standard construction.

Mains water, gas, electricity and drainage.

Broadband and mobile coverage.

Please check the Ofcom website for broadband and mobile coverage: <https://checker.ofcom.org.uk/>





## Road Map



## Hybrid Map



## Terrain Map



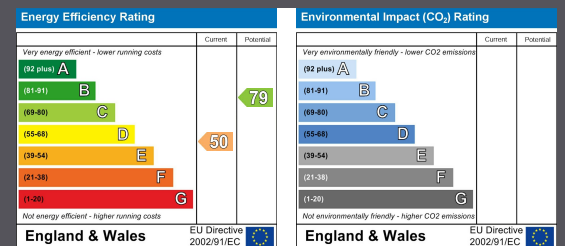
## Floor Plan



## 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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