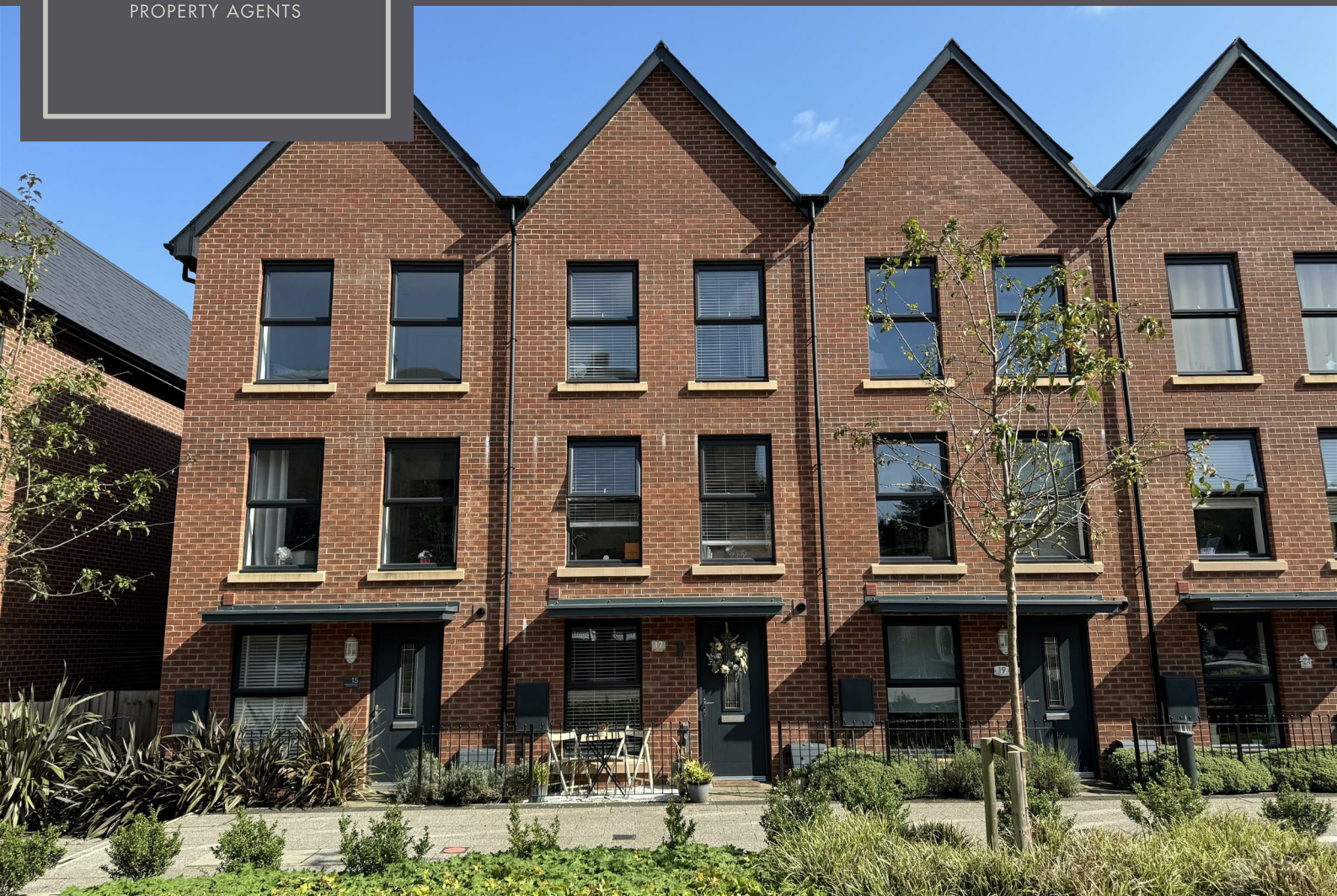


# H & H

HOUSE & HOME  
PROPERTY AGENTS



17 Kingdom Court,  
Brunel Quarter, Chepstow, NP16 5UY

£359,950





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## Description

This stylish residence offers ample living space over three floors. The ground floor welcomes you with a spacious reception hall that leads into a superb open-plan kitchen, dining, and living area equipped with fully integrated appliances. French doors from the dining/living space open out to a beautifully landscaped rear garden. The ground floor features elegant tiled flooring with zoned underfloor electric heating, complemented by traditional radiators. This level also includes a flexible area that can serve as either a study or a fourth bedroom, along with a convenient W.C.

On the first floor, you'll find the primary bedroom complete with an en-suite shower room, as well as a cosy living room. The second floor houses two double bedrooms, a well-equipped family bathroom, and additional zoned tiled underfloor heating alongside radiators.

Outside, the property boasts a picturesque view of the stunning plaza at the front and an attractively landscaped rear garden, while a driveway offers parking 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

Composite panelled door with double glazed insert into reception hall. Cloaks cupboard housing wall mounted gas combination boiler. Tiled floor with underfloor heating and separate panelled radiator. Turn stairs to first floor landing. Doors off.

## Open Plan Kitchen Dining Living Area

19'09 max x 12'10 max (6.02m max x 3.91m max)

The kitchen area is fitted with a matching range of base and eye level storage units all with work surfaces over and tile splash backs. Built in fan assisted electric oven. Four ring electric hob. Extractor hood and lighting over. Integrated fridge freezer, dishwasher and washing drying machine. Reclaimed solid wooden bespoke breakfast bar. Open to the dining/living area. Tiled floor throughout with underfloor heating and separate panelled radiator. UPVC double glazed french doors and windows to landscaped rear garden.

## Study/Bedroom Four

8'11 x 6 (2.72m x 1.83m)

Range of useful storage cupboards with work surface. Tiled floor with underfloor heating and separate panelled radiator. UPVC double glazed window to front elevation.

## 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. Extractor fan. Tiled floor. Panelled radiator.

## First Floor Stairs and Landing

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

## Primary Bedroom

12'10 x 9'11 (3.91m x 3.02m)

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

Tel: 01291 418418

### En-Suite Shower Room

Low level W.C. Pedestal wash hand basin with chrome mixer tap and tile splash back. Mirrored cabinet with downlighting. Double enclosure with mains fed shower. Part tiling to walls. Tiled floor. Extractor fan. Panelled radiator.

### Living Room

12'10 x 11'09 max (3.91m 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. Tiled floor with underfloor heating and separate panelled radiator. Doors off.

### Bedroom Two

12'10 x 11'06 max (3.91m x 3.51m max)

Inset spotlighting. Tiled floor with underfloor heating and separate panelled radiator. UPVC double glazed window to rear elevation.

### Bedroom Three

12'10 x 10'10 (3.91m x 3.30m)

Tiled floor with underfloor heating and separate panelled radiator. Two UPVC double glazed windows to front elevation.

### Bathroom

Low level W.C. Pedestal wash hand basin with chrome mixer tap and tile splash back. Mirrored cabinet with lighting over. Bath with chrome mixer tap. Extractor fan. Part tiling to walls. Tiled floor. Panelled radiator.

### Garden

Low maintenance garden to the front elevation with wrought iron railing. To the rear, the gardens have been attractively landscaped and have a well maintained lawn, full width patio and raised seating area. Outside tap and lighting. Fence to boundary.

### Parking

Parking situated at the rear of the property.

### Material Information

Council Tax Band - E

Tenure - Freehold

Mains gas. Mains electricity. Mains water. Mains drainage.

We are informed the property is standard construction.

Broadband and mobile coverage.

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





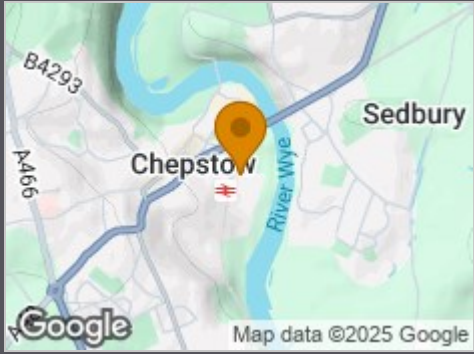
Road Map



Hybrid Map



Terrain Map



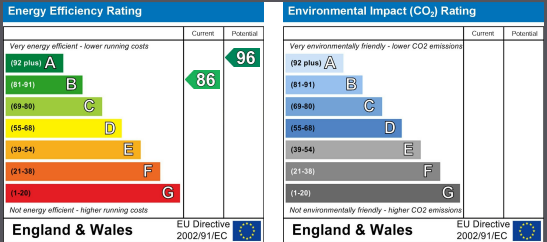
Floor Plan



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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