

# H & H

HOUSE & HOME  
PROPERTY AGENTS



## 29 Woolpitch Wood

St Kingsmark Ward, Chepstow, NP16 6DR

£514,950





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## Description

This well presented, spacious detached townhouse is set over three floors. The ground floor features a welcoming reception hall, a kitchen breakfast room, a dining room, and a living room with French doors leading to the rear garden, along with a convenient ground floor WC. On the first floor, you will find three generously sized double bedrooms; the master bedroom boasts built-in wardrobes and an en-suite bathroom, while the second bedroom also has built-in wardrobes and its own en-suite shower room. The second floor offers two additional double bedrooms, one of which includes an en-suite shower room. Outside, the property showcases a well-maintained and surprisingly private rear garden. There is also a detached double garage and a block-paved driveway with space for approximately six vehicles, depending on size. Overall, this is a fantastic property that truly deserves a viewing to fully appreciate the generous accommodation on offer.

Woolpitch Wood is conveniently located near Chepstow comprehensive school, The Dell Junior School, and the bustling market town of Chepstow.

Chepstow is known as the gateway to the Wye Valley, itself a designated area of outstanding natural beauty. For those that enjoy the outdoors, there are many walks in the area including the Wye Valley Walk, which starts a short distance away at Chepstow leisure Centre and Wales coastal footpath which starts in Chepstow and follows the coastline all the way to North Wales. For the commuter, there are excellent road networks close by plus bus and rail links to be found in Chepstow. All of which bring Newport, Cardiff, Bristol, Gloucester and Cheltenham within commuting distance.

## Reception Hall

Approached via Double glazed and panelled door. Coving. Useful cloak cupboard. Wood effect flooring. Two panelled radiators. Stairs to first floor landing. Doors off.

## Kitchen Breakfast Room

13'05 x 12'08 (4.09m x 3.86m)

Fitted with a matching range of base and eye level storage units along with display cabinets and wine racks. All with wood effect work surfaces and tile splash backs. Range cooker to remain with double oven, grill (only one side working), storage and eight ring gas hob. Stainless steel

extractor hood and lighting over. Built in fridge freezer and dish washer. Plumbing and space for automatic washing machine. Good quality wood effect flooring. Panelled radiator. UPVC double glazed window to rear elevation. Double glazed and panelled door to rear garden.

## Dining Room

12'06 x 9'05 max (3.81m x 2.87m max)

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

## Living Room

19'08 x 11'05 (5.99m x 3.48m)

Coving. Feature fireplace with living flame gas fire inset. Two panelled radiators. UPVC double glazed window to front elevation. UPVC double glazed french doors and windows to rear garden.

## Ground Floor W.C.

Low level W.C. Pedestal wash hand basin. Part tiling to walls. Good quality wood effect flooring. Panelled radiator. Opaque UPVC double glazed window to rear elevation.

## First Floor Stairs and Landing

Panelled radiator. Stairs to second floor landing. Doors off.

## Bedroom One

11'04 x 11'10 (3.45m x 3.61m)

Range of built in wardrobes. Panelled radiator. UPVC double glazed window to front elevation. Door to en-suite bathroom.

## En-Suite Bathroom

Low level W.C. Pedestal wash hand basin. Shaver point. Bath with mains fed shower over. Full tiling to walls. Extractor fan. Panelled radiator. Opaque UPVC double glazed window to rear elevation.

## Bedroom Two

13'06 max to door recess x 11'10 (4.11m max to door recess x 3.61m)

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

Tel: 01291 418418

### En-Suite Shower Room

Low level W.C. Pedestal wash hand basin. Shaver point. Step in enclosure with mains fed shower over. Full tiling to walls. Extractor fan. Panelled radiator. Opaque UPVC double glazed window to side elevation.

### Bedroom Five

12'11 x 9'09 (3.94m x 2.97m)

Built-in wardrobe. Panelled radiator. UPVC double glazed window to front elevation.

### Bathroom

Low level W.C. Pedestal wash hand basin. Shaver point. Bath with mains fed shower over. Part tiling to walls. Extractor fan. Panelled radiator. Opaque UPVC double glazed window to rear elevation.

### Second Floor Stairs and Landing

Cupboard housing hot water cylinder. Double glazed Velux window to rear elevation. Doors off.

### Bedroom Three

16'06 x 10'06 max (5.03m x 3.20m max)

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

### Ensuite Shower Room

Low level W.C. Pedestal wash hand basin. Shaver point. Step in enclosure with mains fed shower over. Full tiling to walls. Extractor fan. Panelled radiator.

### Bedroom Five

16'06 max to recess x 9'08

Panelled radiator. UPVC double glazed window to front elevation.

### Garden

Predominantly to the rear of the property and surprising private, the rear garden has paved and decked seating area for alfresco dining during the warmer months and evenings. Steps up from area lead to the level well maintained lawn. Outside tap and lighting. Fence to boundary. Pedestrian gate giving access to the garage and driveway at the side of the property.

### Detached Double Garage and Parking

Detached double garage with twin up and over doors. Power points and lighting. Blocked paved driveway with parking for 6 cars depending on size.

### Material Information

Tenure - Freehold

Council Tax Band - F

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



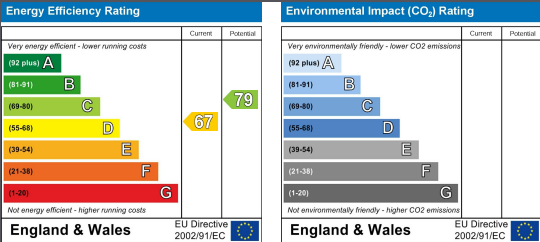
Floor Plan



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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