

# H & H

HOUSE & HOME  
PROPERTY AGENTS



## 4 Larkfield Park

Chepstow, NP16 5QY

No onward chain £459,950





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## Description

Nestled in a sought-after location on the outskirts of Chepstow, this property offers spacious living in a tranquil setting. Early viewing is highly recommended to fully appreciate all that this home has to offer. Upon entering, you are greeted by a welcoming reception hall that leads to a bright and airy kitchen breakfast room, complete with an adjoining utility room for added convenience. The ground floor also boasts a formal dining room, a generously proportioned living room, a conservatory overlooking the garden, and a convenient W.C. Upstairs, you'll find four generously sized bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms share a modern family bathroom, perfect for accommodating family or guests.

Outside, the property features an integral garage and a block-paved driveway offering ample parking space. The front and rear gardens are well maintained, providing a perfect space for relaxation and outdoor entertaining.

Situated a short walk away is the market town of Chepstow with its attendant range of facilities. There are plenty of shops, bars, cafes and restaurants as well as good junior and comprehensive schools in the area. 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 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 a panelled door with double glazed inserts. Coving. Panelled radiator. Stairs to first floor landing. Doors off.

## Kitchen Breakfast Room

13'09 x 9'08 (4.19m x 2.95m)

Fitted with a matching range of base and eye level storage units all with granite effect work surfaces and tile splash backs. Single drainer stainless steel sink and mixer tap set into work surface. Built in fan assisted oven and microwave. Five ring gas hob set into work surface with stainless steel splash back and extractor and lighting over. Large breakfast bar. Useful under stairs storage cupboard. Tiled floor. Panelled radiator. UPVC double glazed windows to side and rear elevations. Door to dining room. Door to utility room.

## Utility Room

Base unit. Single drainer stainless steel sink set into work surface. Tiles splash back. Plumbing and space for automatic washing machine and tumble dryer. Wall mounted gas boiler. Panelled radiator. Tiled floor. Panelled door with double glazed door to side elevation.

## Dining Room

9'11 x 9'09 (3.02m x 2.97m)

Coving. Panelled radiator. Open to living room. Double glazed sliding door to conservatory.

## Conservatory

9'05 x 8'04 (2.87m x 2.54m)

Power points and lighting. UPVC double glazed windows to all sides. UPVC double glazed french doors to rear garden.

## Living Room

15'01 x 11'01 (4.60m x 3.38m)

Coving. Living flame gas fire with marble hearth and back plate plus painted surround. Panelled radiator. UPVC double glazed window to front elevation.

## Ground Floor W.C.

Dado rail. Low level W.C. Wash hand basin with tile splash back. Panelled radiator. Opaque UPVC double glazed window to side elevation.

Tel: 01291 418418

### First Floor Stairs and Landing

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

### Bedroom One

12'02 x 11'03 (3.71m x 3.43m)

Range of fitted wardrobes. Panelled radiator. UPVC double glazed window to front elevation. Door to en-suite shower room.

### En-suite Shower Room

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

### Bedroom Two

13'04 to recess x 9'01 (4.06m to recess x 2.77m)

Range of fitted wardrobes. Panelled radiator. UPVC double glazed window to front elevation.

### Bedroom Three

10'06 x 9'02 (3.20m x 2.79m )

Panelled radiator. UPVC double glazed window to rear elevation.

### Bedroom Four

9'06 x 6'07 (2.90m x 2.01m)

Panelled radiator. UPVC double glazed window to rear elevation.

### Bathroom

Low level W.C. Pedestal wash hand basin with tile splash back. Shaver point. Bath with mixer tap and shower attachment. Part tiling to walls. Panelled radiator. Opaque UPVC double glazed windows to rear elevation.

### Integral Garage & Parking

Up and over door. Power points and lighting. Block paved driveway to front with parking for two vehicles.

### Garden

To the front elevation a well maintained lawn. Gate and footpath to the side of the property leads to the enclosed rear garden. Paved seating area with the remainder of the garden being laid to lawn. Fence to boundary.

### Material Information

Tenure - Freehold.

Council Tax Band - D

We are informed the property is of standard construction. Mains electricity. Mains gas. Mains water. Mains drainage. Broadband and mobile coverage.

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





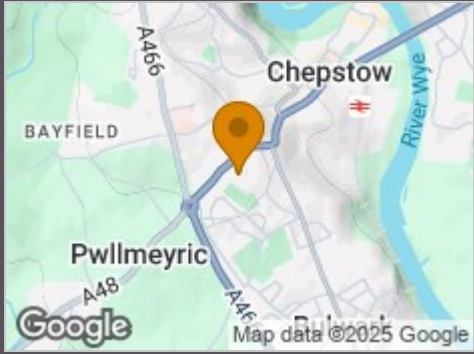
Road Map



Hybrid Map



Terrain Map



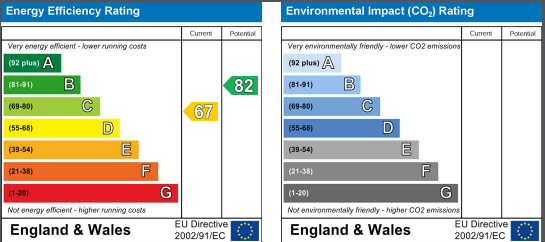
Floor Plan



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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