

H & H

HOUSE & HOME
PROPERTY AGENTS



78 St. Lawrence Park

Chepstow, NP16 6DQ

No onward chain £449,950



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Description

Set within the charming St. Lawrence Park area of Chepstow, this delightful detached house offers a perfect blend of comfort and space for family living. With a generous 1,173 square feet of well-designed accommodation, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests.

The home features four bedrooms, with the main bedroom benefitting from a modern en-suite shower room. The accommodation provides ample room for family members or guests, and a well-appointed bathroom and ground floor W.C. that ensure convenience for all. The layout is thoughtfully arranged to maximise both privacy and communal living, making it a wonderful choice for families or those seeking extra space.

Outside, the property benefits from parking for up to two vehicles, plus an integral garage. The surrounding area of St. Lawrence Park is known for its peaceful atmosphere and community spirit, making it an excellent choice for those looking to settle in a friendly neighbourhood.

This property presents a fantastic opportunity for anyone seeking a comfortable family home in a sought-after area of Chepstow. With its lovely interiors and convenient amenities, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely house your new home.

Reception Hall

Open porch leading to a panelled door with double glazed inserts. Coving. Understairs storage cupboard. Good quality wood effect flooring. Panelled radiator. Turn stairs to first floor landing. Doors off.

Dining Room

9'06 x 9 (2.90m x 2.74m)

Coving. Inset spotlighting. Continuation of good quality wood effect flooring. Panelled radiator. UPVC double glazed french doors and windows to rear elevation. Open to kitchen.

Kitchen

14'01 x 9'06 (4.29m x 2.90m)

Inset spotlighting. Fitted with a matching range of high gloss soft close base and eye level storage units all with wood effect work surfaces and complimentary splash backs. One and half bowl stainless steel sink and mixer tap set into work surface. Built in fan assisted double oven. Four ring gas hob with glass splash back, extractor hood and lighting over. Integrated dishwasher. Built in undercounter fridge. Low level mood lighting. Good quality wood effect flooring. UPVC double glazed window to rear elevation. Open to utility room.

Utility Room

6'11 x 4'11 (2.11m x 1.50m)

Fitted with a matching range of high gloss soft close base and eye level storage units all with wood effect work surfaces and complimentary splash backs. One and half bowl stainless steel sink and mixer tap set into work surface. Wall mounted mains gas boiler. Plumbing and space for automatic washing machine. Space for undercounter freezer. Good quality wood effect flooring. Double glazed and panelled door to side elevation.

Living Room

14'01 12'10 (4.29m 3.91m)

Coving. Feature fireplace with living flame gas fire inset. Good quality wood effect flooring. Panelled radiator. Two UPVC double glazed windows to side elevation. UPVC double glazed bay window to front elevation.

Ground Floor W.C.

Low level W.C wash hand basin with chrome mixer tap and tile splash back. Good quality wood effect flooring. Panelled radiator. Opaque UPVC double glazed window to front elevation.

First Floor Stairs and Landing

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

Tel: 01291 418418

Bedroom One

14'01 x 11'7 (4.29m x 3.53m)

Range of built in wardrobes. Good quality wood effect flooring. Panelled radiator. UPVC double glazed windows to side and front elevations.

En-Suite Shower Room

Inset spotlighting and extractor. Tastefully updated with a modern white suite to include a low level W.C. Wash hand basin and chrome mixer tap set over vanity drawers. Double step in enclosure with overhead waterfall shower and separate shower attachment. Shower panels to walls. Chrome towel radiator. Opaque UPVC double glazed window to side elevation.

Bedroom Two

11'01 9'06 (3.38m 2.90m)

Panelled radiator. UPVC double glaze window to rear elevation.

Bedroom Three

11' x 9'06 (3.35m x 2.90m)

Access to eaves storage. Panelled radiator. UPC double glazed window to rear elevation.

Bedroom Four

11 x 6'4 (3.35m x 1.93m)

Panelled radiator. UPC double glazed window to front elevation.

Bathroom

White suite to include a low level W.C. Pedestal wash hand basin. Bath with electric shower over. Extractor fan. Chrome towel radiator. Opaque UPVC double glazed window to rear elevation.

Garden

To the front elevation loose stone chipping and maturing shrubs for ease of maintenance. Footpath and gate at the side of the property leads to the rear garden. The rear garden is predominantly laid to lawn with a full seating area, perfect for alfresco dining during the warmer months.

Garage and Parking

15'10 x 8'3 (4.83m x 2.51m)

Integral garage with up and over door, power points and lighting. Personal door to rear garden. Driveway with parking for two vehicles to front.

Material Information

Council Tax Band - E

Tenure - Freehold

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/>



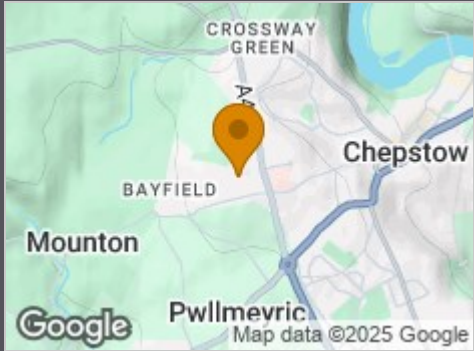
Road Map



Hybrid Map



Terrain Map



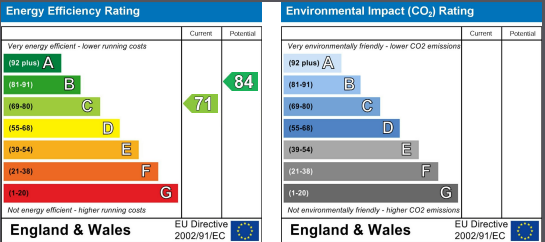
Floor Plan



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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