

H & H

HOUSE & HOME
PROPERTY AGENTS



17 Sharpes Way

Thornwell, Chepstow, NP16 5TG

No onward chain £284,950



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Description

Well thought out semi-detached property in a sought-after and convenient location. The home features a reception hall, a kitchen and living/dining room that opens through a conservatory with French doors leading to the rear garden. There is also a ground floor W.C. On the first floor, you will find three bedrooms and a family bathroom. Outside, there are gardens at both the front and rear, with the rear garden enjoying ample afternoon and evening sunshine. Additionally, there is an attached garage with the potential to be converted into extra living space, as well as a driveway. Local amenities can be found nearby and the property is situated close to 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 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 to include the M48 Severn Bridge crossing to England, which is minutes away 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 UPVC double glazed and panelled door. Coving. Panelled radiator. Turn stairs to first floor landing. Doors off.

Kitchen

9'3 x 7'11 (2.82m x 2.41m)

Fitted with a matching range of base and eye level storage units all with granite effect work surfaces and tile splash backs. One and half bowl sink and mixer tap set into work surface. Built in fan assisted electric oven. Three ring gas hob set into work surface with tile splash back, extractor hood and lighting over. Space for upright fridge freezer. Plumbing and space for automatic washing machine and dishwasher. Wall mounted gas combination boiler. Tile effect flooring. Panelled radiator. UPVC double glazed window to front elevation.

Living Room/Dining Room

14'07 max x 14'06 max (4.45m max x 4.42m max)

Coving. Feature fireplace. Understairs storage cupboard. Panelled radiator. Double glazed window and double glazed sliding door to conservatory.

Conservatory

11 x 7'07 (3.35m x 2.31m)

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

Ground Floor W.C.

Corner wash hand basin with tile splash back. Low level W.C. Chrome towel radiator. Opaque UPVC double glazed window to front elevation.

First Floor Stairs and Landing

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

Tel: 01291 418418

Bedroom One

14'08 x 8'03 (4.47m x 2.51m)

Fitted wardrobes. Panelled radiator. Two UPVC double glazed windows to front elevation.

Bedroom Two

9'08 x 8'02 max to door recess (2.95m x 2.49m max to door recess)

Panelled radiator. UPVC double glazed windows to rear elevation.

Bedroom Three

7'08 x 6'08 (2.34m x 2.03m)

Panelled radiator. UPVC double glazed windows to rear elevation.

Bathroom

White suite to include low level W.C. Pedestal wash hand basin with tile splash back. Bath with mixer tap and shower attachment over. Part tiling to walls. Extractor fan. Chrome towel radiator. Opaque UPVC double glazed window to side elevation.

Garden

To the front elevation, lawn area with stocked beds and

maturing tree. To the rear of the property, well maintained lawn and full width seating area to the rear boundary. Outside light. Personal door to garage. Fence to boundary.

Garage and Parking

16'09 mx x 8' max (5.11m mx x 2.44m max)

Driveway leading to garage with up and over door. Power points and lighting. Personal door to rear garden. Agents note: The garage could be converted to create extra living accommodation subject to building regulations approval.

Material Information

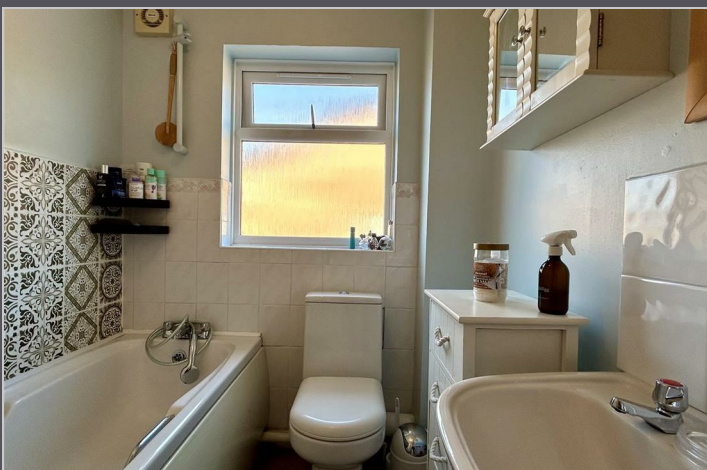
Tenure - Freehold

Council Tax Band - E

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

We are informed the property is standard construction. Broadband and mobile coverage.

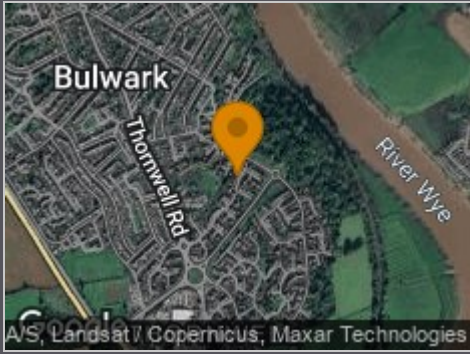
Please check the Ofcom website for broadband and mobile coverage: <https://checker.ofcom.org.uk/>



Road Map



Hybrid Map



Terrain Map



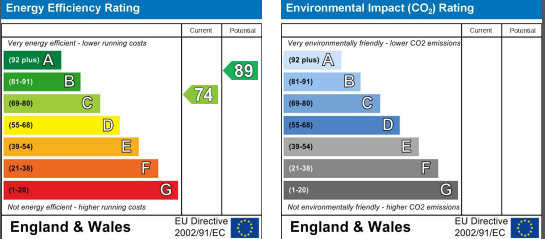
Floor Plan



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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