

# H & H

HOUSE & HOME  
PROPERTY AGENTS



## 42 Bailey Bridge Drive

Brunel Quarter, Chepstow, NP16 5UR

£519,950



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## Description

This spacious detached family home enjoys stunning open views over the restored slipway towards the River Wye and beyond.

The ground floor welcomes you with a light and airy reception hall, leading to a superb open-plan kitchen/dining room with built-in appliances and French doors opening onto the rear garden. A practical utility room can also be accessed from this space. The generous living room features a full-height bay window, complemented by a separate study and a ground floor W.C.

Upstairs, the primary bedroom boasts a Juliet balcony and a modern en-suite shower room. Three further well-sized bedrooms and a stylish four-piece family bathroom complete the first floor. Externally, the rear garden has been thoughtfully landscaped, and the property benefits from a garage and tandem 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

Approached via composite panelled door with opaque double glazed window. Good quality wood effect flooring. Panelled radiator. Stairs to first floor landing. Doors off.

## Open Plan Kitchen Dining Room

20'01 max x 14'02 max (6.12m max x 4.32m max)

Inset spotlighting. The kitchen is fitted with a matching range of base and eye level storage units, plus display cabinets with lighting. Wood effect work surfaces with complimentary upstands. One and half bowl stainless steel sink and mixer tap set into work surface. Built in fan assisted double oven. Five ring gas hob set into work surface with glass splash back and extractor hood with lighting over. Built in fridge freezer. Drinks fridge to remain. Integrated dishwasher. Good quality wood effect flooring throughout. Two panelled radiators. UPVC double glazed window to rear elevation. UPVC double glazed bay with french doors to rear garden. Door to utility room.

## Utility Room

Matching base and eye level units with wood effect work surfaces and complimentary upstands. Single drainer stainless steel sink and mixer tap set into work surface. Open display unit. Cupboard housing wall mounted gas combination boiler. Extractor fan. Good quality wood effect flooring. Panelled radiator. Double glazed and panelled door to rear garden.

## Ground Floor W.C.

Low level W.C. Pedestal wash hand basin with tile splash back and mirror over. Understairs storage cupboard. Good quality wood effect flooring. Panelled radiator. Opaque UPVC double glazed window to side elevation.

## Living Room

20'09 max to bay x 12'01 (6.32m max to bay x 3.68m)

Good quality wood effect flooring. Two panelled radiators. Full height UPVC double glazed bay window to front elevation.

## Study

9'03 x 7'09 (2.82m x 2.36m)

Good quality wood effect flooring. Panelled radiator. UPVC double glazed window to front elevation.

Tel: 01291 418418



### First Floor Stairs and Landing

Access to loft inspection point. Useful storage cupboard. Panelled radiator. UPVC double glazed window to side elevation. Doors off.

### Bedroom One

12'11 x 12'02 (3.94m x 3.71m)

Fitted and built in wardrobes. Panelled radiator. UPVC double glazed French door to Juliet balcony with views. Panelled radiator. Door to en-suite shower room.

### En-Suite Shower Room

Inset spot lighting and extractor. Low level W.C. Pedestal wash hand basin with chrome mixer tap. Shaver point. Mirrored cabinet over. Double enclosure with mains fed shower. Part tiling to walls. Chrome towel radiator.

### Bedroom Two

13'04 x 9'05 (4.06m x 2.87m)

Panelled radiator. Two UPVC double glazed windows to front elevation with views.

### Bedroom Three

14'03 max x 12'04 max (4.34m max x 3.76m max)

Panelled radiator. UPVC double glazed windows to rear elevation.

### Bedroom Four

10'02 x 9'06 (3.10m x 2.90m)

Panelled radiator. UPVC double glazed windows to rear elevation.

### Bathroom

Inset spot lighting and extractor. Low level W.C. Pedestal wash hand basin with chrome mixer tap. Mirrored cabinet over. Step-in enclosure with mains fed shower. Bath with chrome mixer tap. Part tiling to walls. Chrome towel radiator. Opaque UPVC double glazed window to rear elevation.

### Garden

Attractively landscaped rear garden with full with seating area, raised stocked border and well maintained level lawn. Fence to boundary. Outside tap.

### Garage and Parking

Up and over door. Power points and lighting. Tandem parking for two vehicles to front.

### Material Information

Council Tax Band - F

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/>



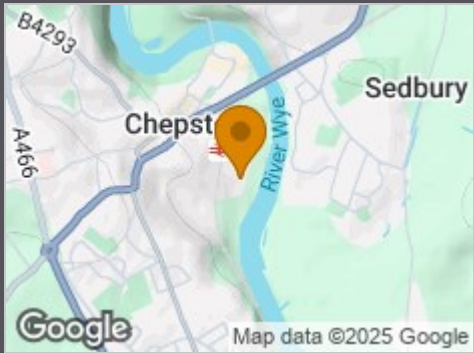
Road Map



Hybrid Map



Terrain Map



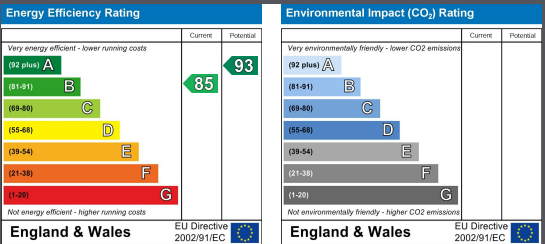
Floor Plan



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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